

FOR SALE



14 E Main Ave
Spokane, WA 99202

Property Key Facts

Sale Price: \$1,250,000

Building Size: 6,500 SF (2,800 SF Office/3,700 SF Clear Span Warehouse)

Parcel Number: 35173.0215

Parcel Size: 17,500 SF

Year Built: 1980

Renovated In: 2019

Parking: Abundant | Gated | Secured

Signage: On Building

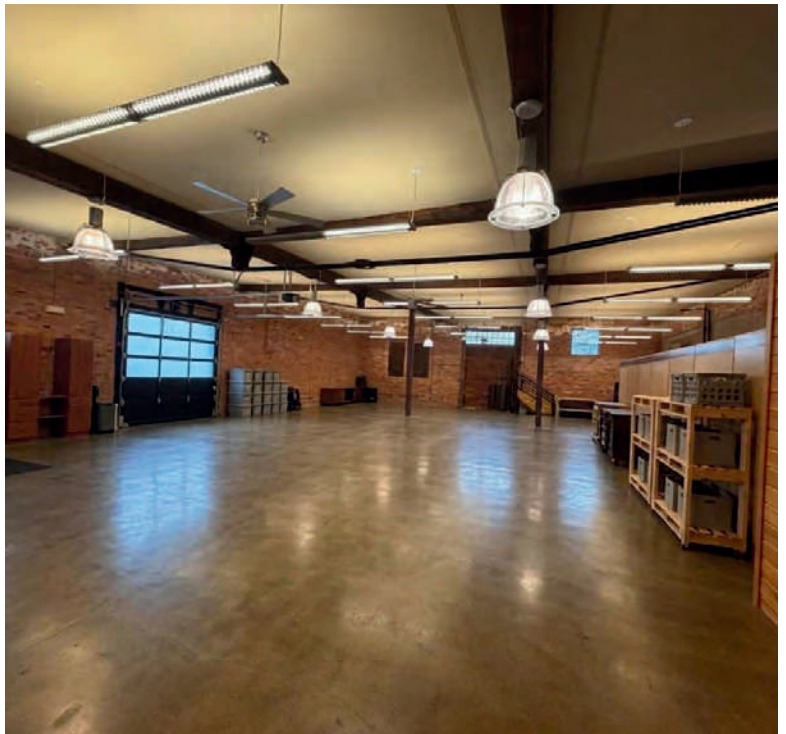
Exclusively listed by:

Cory Barbieri
Partner/Commercial Broker
509.344.4901
cory.barbieri@g-b.com



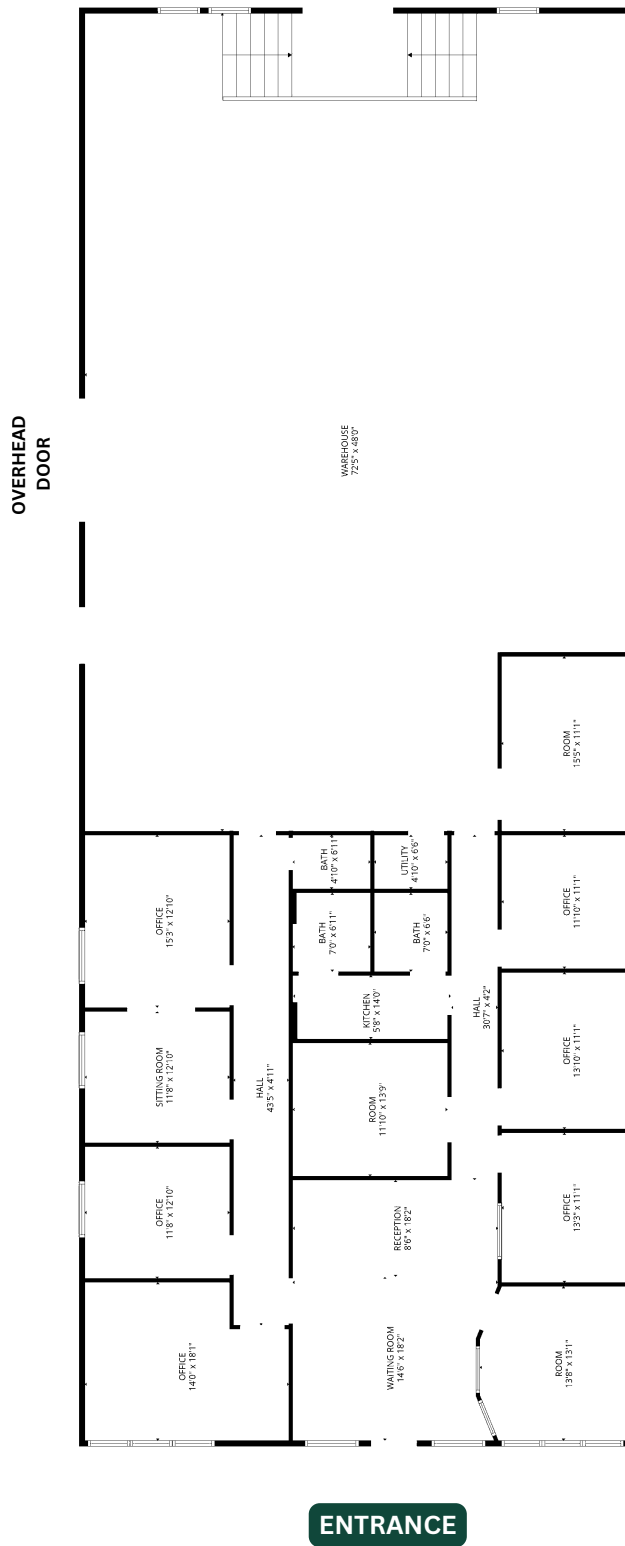
Office Building For Sale

Located at 14 E Main Ave in Spokane's vibrant East Central neighborhood, this property offers a spacious 6,500 square feet of interior space – 2,800 SF of office space and 3,700 SF clear span warehouse. Set on a generous 0.4-acre lot, the property provides ample room for operations or potential development in a highly accessible area. With ample parking, there is a secured lot featuring an iron fence with gate controlled access. Its historic character, combined with its substantial footprint near the city center, makes it a versatile asset for a variety of business uses.



Cory Barbieri
Partner/Commercial Broker
509.344.4901
cory.barbieri@g-b.com





Cory Barbieri
Partner/Commercial Broker
509.344.4901
cory.barbieri@g-b.com





Cory Barbieri
Partner/Commercial Broker
509.344.4901
cory.barbieri@g-b.com



LOCATION OVERVIEW

Spokane, Washington



International Events

Spokane, Washington, is the second largest city in the state, located in the eastern part of Washington, along the Spokane River.



Outdoor Activities

✓ Home of the largest 3on3 outdoor basketball tournament, Hoopfest, and Bloomsday, Spokane's iconic annual 12K race.

✓ There are 76 lakes and rivers within a 50-mile radius of Downtown Spokane, offering an abundance of outdoor activities.



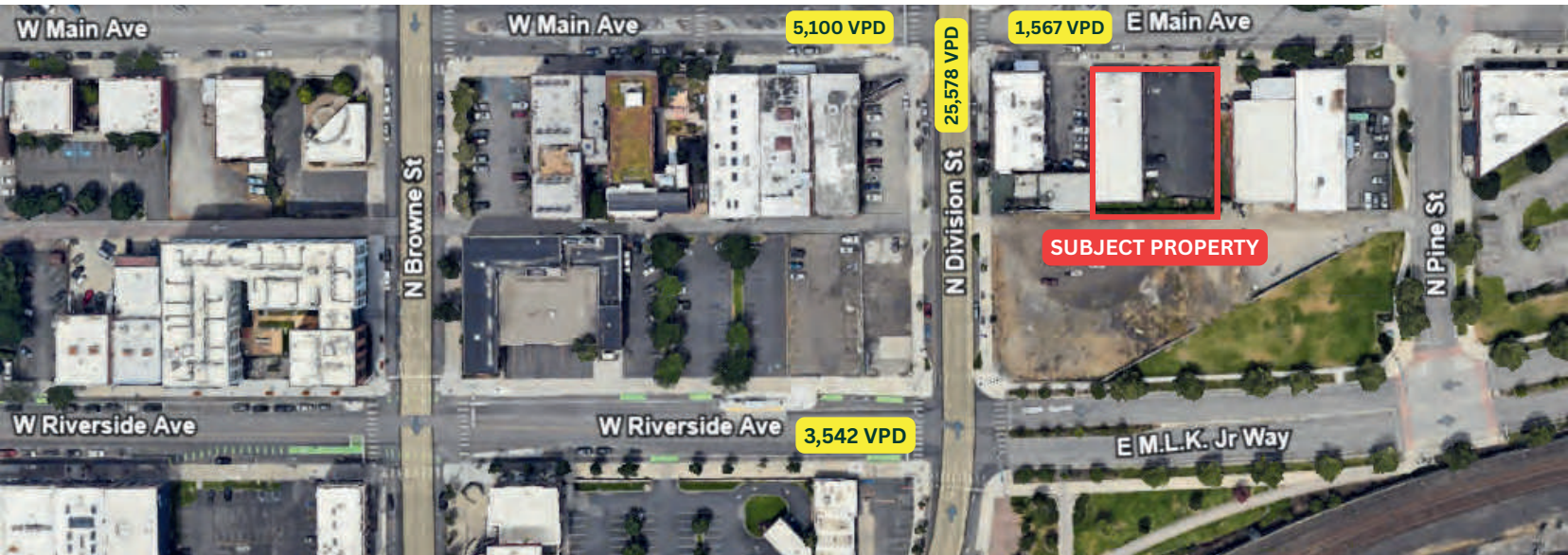
Entertainment

✓ The city hosts a variety of festivals, concerts and shows, including internationally recognized Broadway tours.

✓ The Spokane City Line is a brand new 6-mile bus route, connecting Browne's Addition to local universities, like SCC and Gonzaga.

Cory Barbieri
Partner/Commercial Broker
509.344.4901
cory.barbieri@g-b.com





General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property.

Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes.

Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act.

Cory Barbieri
 Partner/Commercial Broker
 509.344.4901
 cory.barbieri@g-b.com

