



FOR LEASE



*Prime Sprague Ave Owner User
Free Standing Building*

**6416 E. Sprague Ave
Spokane Valley, WA 99212**



GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

PROPERTY HIGHLIGHTS



For Lease: \$7.00 per SF, plus NNN

- **Former Spencer's Furniture Store**
- **Parcel #: 35242.0309**
- **65,870 +/- SF Lot (1.51 Acres)**
- **25,885 +/- SF Building consisting of a large open showroom, some office and storage warehousing**
- **Excess Parking available, multiple side streets surrounding property**
- **Great Signage Opportunities**
- **Built in 1956, since remodeled**
- **2023 Property Taxes: \$10,307.76**
- **Zoning: Regional Commercial, many permitted uses per City of Spokane Valley. *Retail, Automobile Services, Manufacturing, Church, School, Fitness Facility & Warehousing***
- **Highly Visible fronting Sprague Ave with strong storefront exposure**
- **Easy I-90 on and off Access (Exit 285)**
- **Near a variety of national retailers: Home Depot, Costco, Lowes, Walmart and Auto Road Car Dealerships**
- **Showings by appointment only**

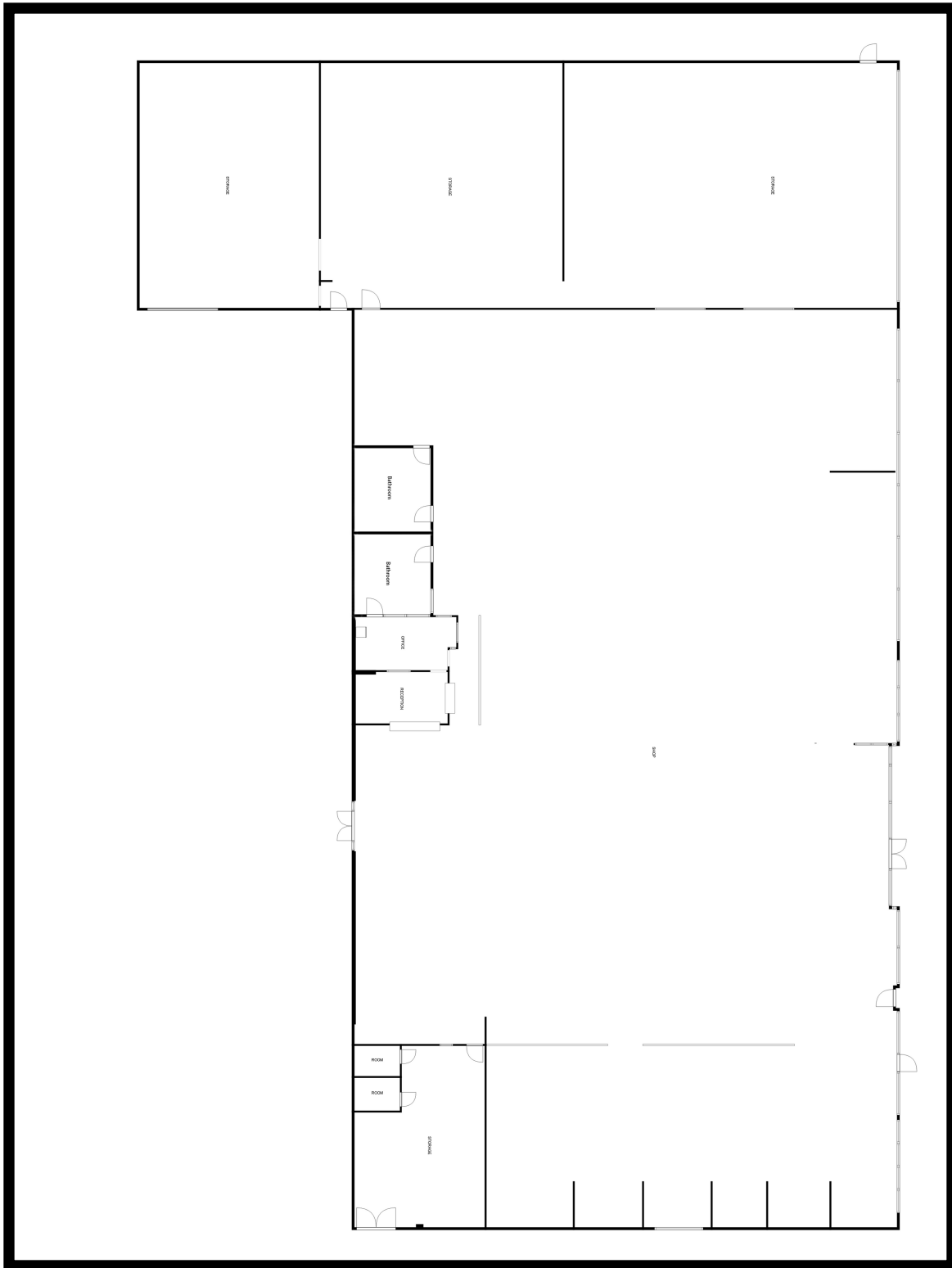
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FLOOR PLAN



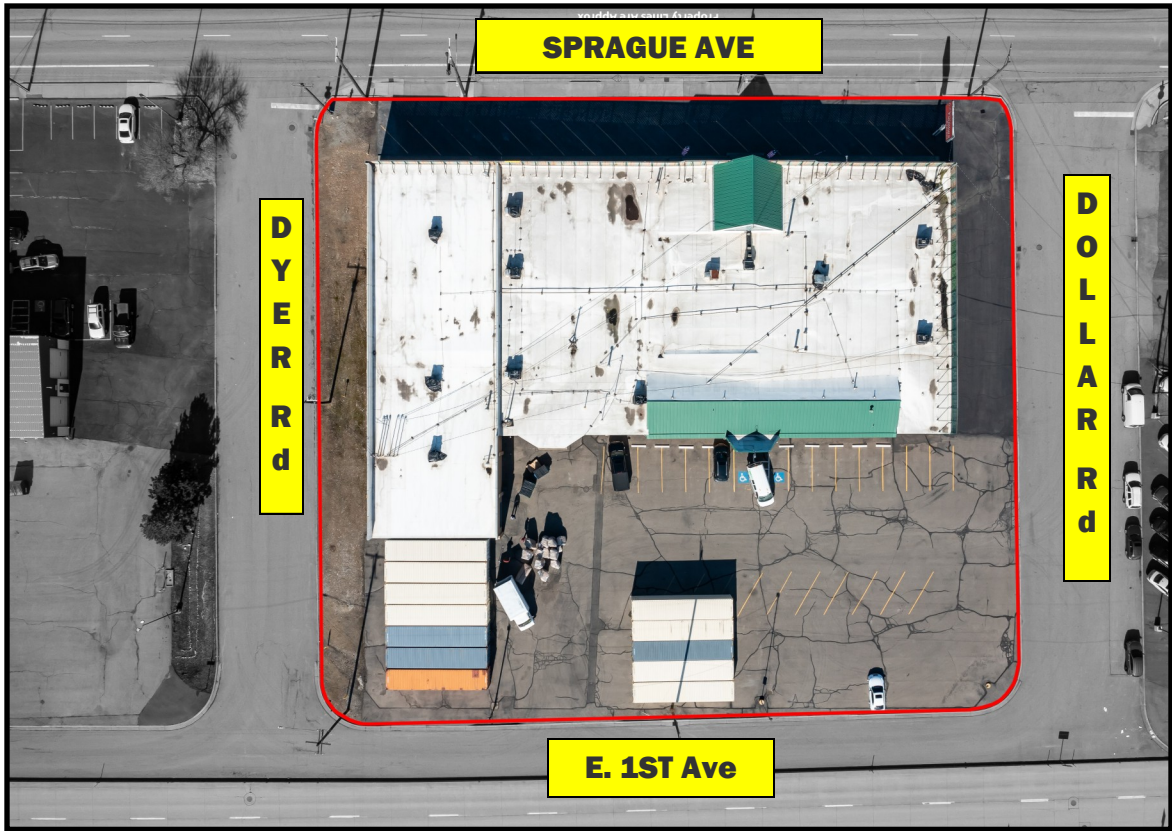
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MAPS



Centrally Located with Easy I-90 Access



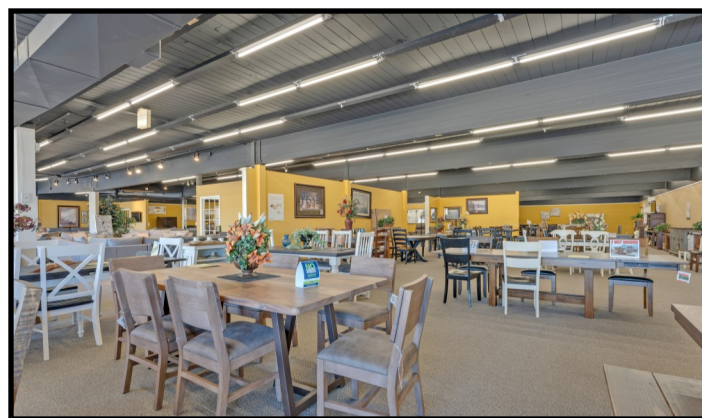
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PHOTOS



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ABOUT



CoStar™

POWERBROKER™ QUARTERLY DEALS

Q1 2024 DEALS

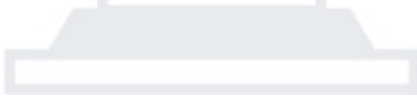
WINNER



For over 40 years G. ARGER CO. REAL ESTATE INC., has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

We are a full-service company that can handle all of your commercial real estate buying, selling, leasing and development needs.



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All prospective buyers should conduct their own analysis and inspections for their intended use.