



FOR SALE



*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 SALE ~~\$3,299,000.00~~ \$2,995,000.00

- **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**
- **2025 Property Taxes: \$13,543.20**
- **\$115.70 Per SF, Priced To SELL!**
- **Zoning: Regional Commercial, many permitted uses per City of Spokane Valley. *Retail, Automobile Services, Manufacturing, Church, School, Fitness Facility & Warehousing***
- **Centrally Located and Highly Visible fronting Sprague Ave**
- **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**

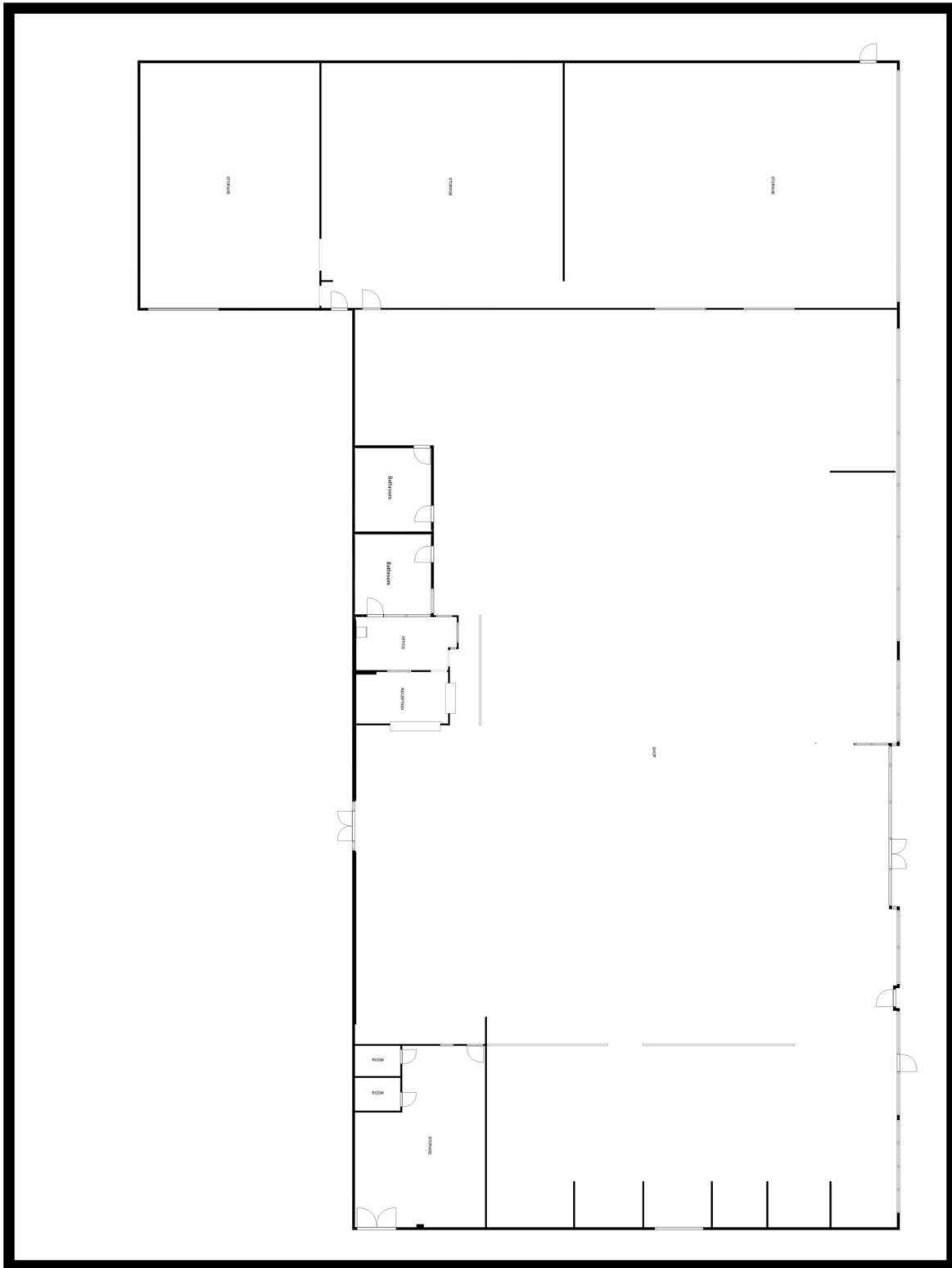
Sprague Ave Owner User Commercial Building * 6416 E. Sprague Ave Spokane Valley, WA



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FLOOR PLAN



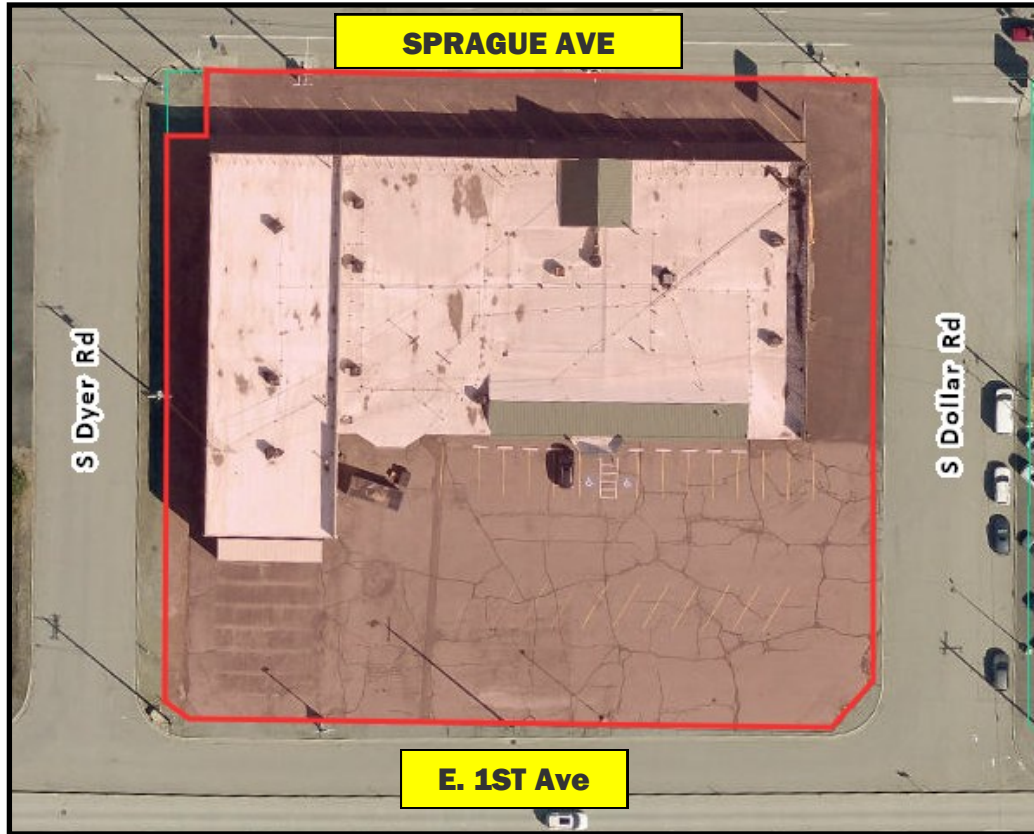
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MAPS



Centrally Located with Easy I-90 Access



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PHOTOS



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ABOUT US



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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