

OFFERING MEMORANDUM

Prime Division St Commercial Opportunity



EXCEPTIONAL VISIBILITY



FLEXIBLE MIXED USE SPACES



CENTRAL SPOKANE LOCATION

2716 N Division St, Spokane WA 99207

Presented By

Upward
Advisors



HIGH IMPACT LOCATION. ENDLESS POTENTIAL.



PROPERTY DESCRIPTION

Position your business on one of Spokane's highest-visibility corridors with this rare three-parcel assemblage along the Division/Ruby couplet. The offering includes a single street-front retail building on Division (approx. 3,435 SF and 2,450 SF across two tax parcels) that reads as one cohesive brick structure and can be configured into up to four storefronts, plus a supporting parcel on Ruby improved with a site-built storage garage, yard area, and dedicated monument signage. Large storefront windows, prominent building and monument signage, and dual frontage along both Division and Ruby create outstanding exposure and convenient customer and employee circulation.

Located minutes from downtown and the I-90 and North Spokane corridors, the property benefits from strong daily traffic counts, proximity to Northtown/North Division retailers, and an established commercial trade area drawing from across the metro. Flexible commercial zoning and multiple access points support a wide range of uses, including retail, service commercial, food and beverage, and owner-user or investor scenarios. With income potential from multiple storefronts, on-site storage, and high-impact monument signage, this is a compelling opportunity to secure a prominent presence along North Spokane's Division corridor.

DETAILS

List Price: \$850,000

Price Per SF: \$158.03

Approx. Total Sq Ft: 5,885 SF

Parcel Numbers:

35082.1614, 35082.1613, 35082.1609

Lot: 0.4 Acres

Parking: 11 Spots

PERMITTED USE

General Commercial (GC)

Permitted Uses: Supports a range of development options—such as restaurants, office spaces, and commercial services—while limiting industrial use.

Aerial Overview



2718 N Division St

Open Interior Space. Flexible Use. Unlimited Potential.

This approximately 2,342 sq ft commercial space features an open retail layout designed for flexibility and visibility. It includes a public restroom, a private office or storage area, and an additional private bathroom for staff convenience, along with rear garage access for easy deliveries, inventory management, and merchandise handling.



Room	Dimensions	Ceiling Height	SQFT
Main Floor	-	-	2,342 sq. ft.
Retail	N/A	10' 2"	1,711 sq. ft.
Office/Storage	25' 3" x 24' 4"	10' 1"	546 sq. ft.
Bathroom	7' 10" x 8' 0"	7' 9"	62 sq. ft.
Bathroom	5' 8" x 4' 6"	7' 6"	23 sq. ft.



Unit: 2716

2716 N Division St

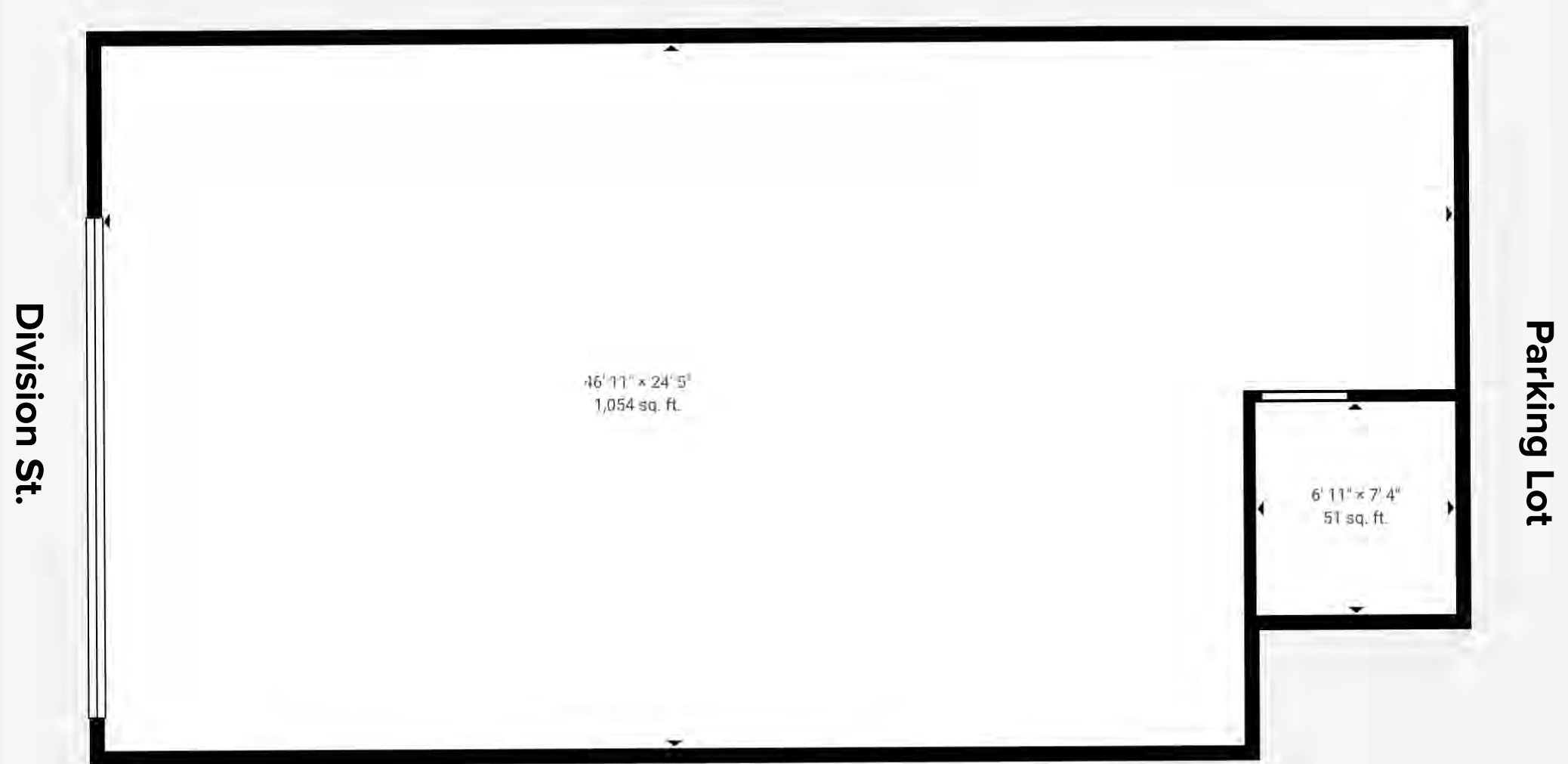
Bright Open Space. Adaptable Layout. Built for Possibility.

This approximately 1,105 sq ft commercial space offers a fully open layout, providing flexibility for a variety of business uses. The space includes a restroom accessible to both customers and staff, along with rear garage access for convenient deliveries and efficient inventory handling.



Room	Dimensions	Ceiling Height	SQFT
Main Floor	-	-	1,105 sq. ft.
Retail	46' 11" x 24' 5"	9' 5"	1,054 sq. ft.
Bathroom	6' 11" x 7' 4"	6' 11"	51 sq. ft.

Unit: 2718



Unit: 2712

2712 N Division St

Open Layout. Versatile Design. Limitless Opportunity.

This approximately 1,084 sq ft commercial space features an open retail layout ideal for a variety of uses, along with a public restroom and access to a laundry or utility room. At the rear, an additional 829 sq ft of flexible space offers potential for administrative offices, inventory or back-of-house operations, or a private bathroom, all with convenient rear door access.



Room	Dimensions	Ceiling Height	Net Area
Main Floor	-	-	2,035 sq. ft.
Retail	46' 6" x 23' 11"	11' 4"	1,084 sq. ft.
Office/Storage	39' 8" x 22' 1"	9' 6"	829 sq. ft.
Utility Room	3' 11" x 10' 8"	9' 8"	42 sq. ft.
Bathroom	5' 2" x 8' 7"	8' 8"	44 sq. ft.
Laundry	N/A	7' 5"	34 sq. ft.

Unit: 2716

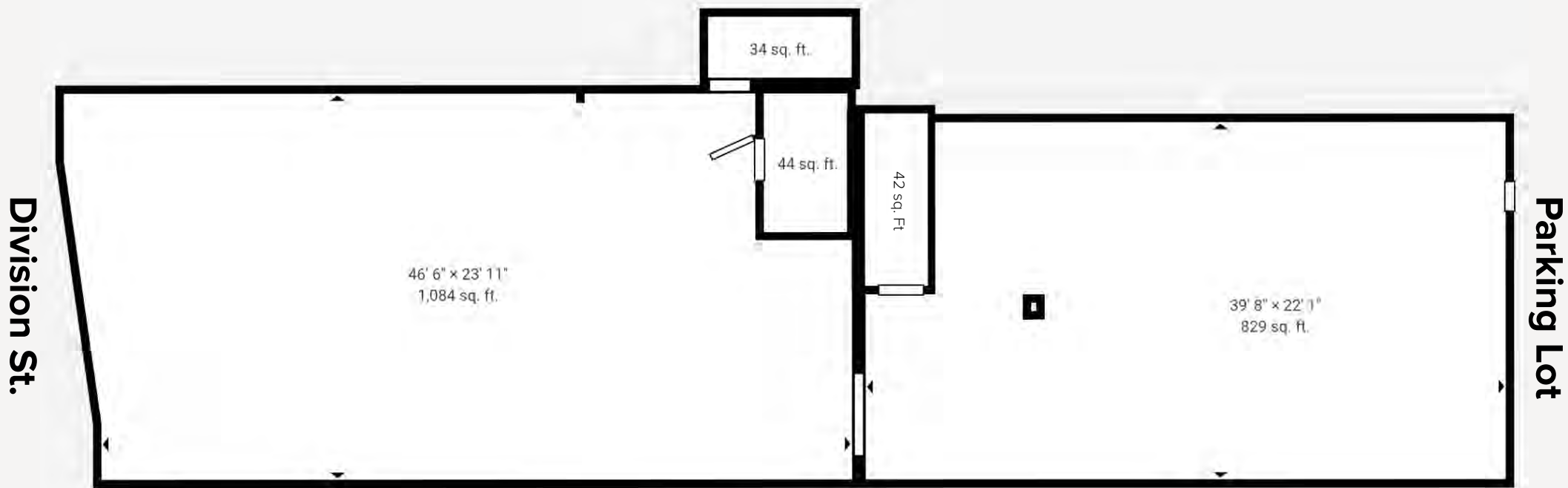


Photo Gallery - 2718 N Division St



Photo Gallery - 2716 N Division St



Photo Gallery - 2712 N Division St





**We Invite You to
Connect With Our Team!**

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