

FOR SALE

41 W. 3rd Avenue
Spokane, WA 99202

**GREAT
RE-DEVELOPMENT
OPPORTUNITY!**



SALE PRICE:

~~\$950,000.00~~

BUILDING SIZE:

±2,978 SF

LAND SIZE:

±29,718 SF

NEW PRICE - \$725,000.00

PROPERTY INFORMATION

Sale Price: ~~\$950,000.00~~

Bldg Size: ±2,978 Square Feet

Land Size: ±29,718 Square Feet

- * Great Development Opportunity
- * Amazing Freeway Visibility
- * Corner Entrance to Freeway & Easy Access to Medical District

GATEWAY TO SPOKANE

NEIGHBORHOOD BUSINESSES INCLUDE:

- Starbucks
- Les Schwab Tire Center
- Clarks Cleaners
- Miller Paint
- Edible Arrangements
- 7-Eleven
- Dick's Hamburgers

CODY GEORGE

509.755.7529

CODY.GEORGE@KHCO.COM

601 W. Main Ave, Ste 400

Spokane, WA 99201

**KIEMLE &
HAGOOD
COMPANY**

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2 CURRENT RETAIL BAYS

FREEWAY VISIBILITY



MEDICAL DISTRICT PROXIMITY



HIGH TRAFFIC VOLUME



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