



2607 NORTH DIVISION STREET

SPOKANE, WA 99207

For Sale or Lease

PRESENTED BY:



Mitch Gillingham | Broker
509.590.4681
mitch@ltrealestateco.com



Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com



Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



www.ltrealestateco.com
509.315.8660
902 W Garland Avenue

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,600,000
BUILDING SIZE:	+/- 4,500 SF
LOT SIZE:	+/- 29,000 SF
YEAR BUILT:	1998
YEAR REMODELED:	2021
LEASE RATE:	\$10,000/Month + NNN

VISUAL MEDIA

VIDEO

PROPERTY DESCRIPTION

High-visibility former auto dealership available for sale or lease along Division Street. The property includes an approximately 4,500 SF retail and office building situated on an approximately 29,000 SF lot with 200 feet of Division Street frontage and an average daily traffic count of 24,825 vehicles. Fully renovated in 2021, the building features modern glass-walled offices, two restrooms, a break room with kitchenette, and an attached garage with a 10-foot overhead door. Additional amenities include a security system, exterior lighting, intercom system, prominent electronic sign, and select personal property included with the property.

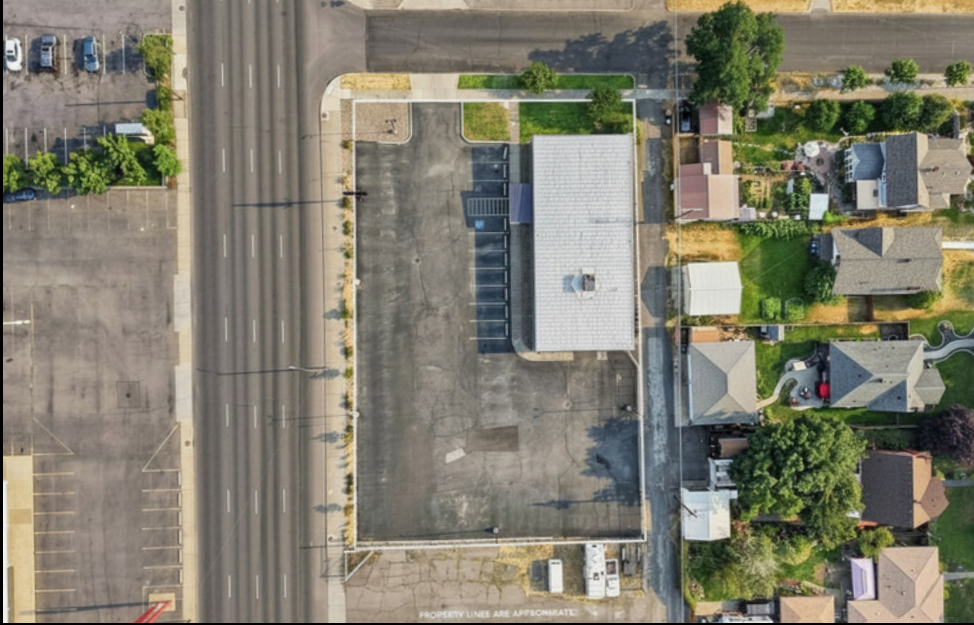
The fully paved and landscaped site includes an irrigation system and provides substantial vehicle display and parking capacity. With excellent visibility and an established automotive layout, the property is well suited for another dealership, automotive-related business, equipment sales operation, or a variety of high-visibility retail uses.

PROPERTY HIGHLIGHTS

- High-visibility, high traffic, major North-South corridor
- 200 feet of Division Street frontage
- Average daily traffic count of 24,825 vehicles
- Fully renovated in 2021
- Modern glass-walled offices
- Two ADA restrooms
- Break room with kitchenette
- Attached garage with 10-foot overhead door
- Security system, exterior lighting, and intercom system
- Prominent electronic sign, with additional mount
- Select personal property included ie, desks, tv, ping pong table, etc.
- Fully paved and landscaped site with irrigation system
- Substantial vehicle display and parking capacity
- Well suited for a dealership, equipment sales operation, or other high-visibility retail use with tons of parking



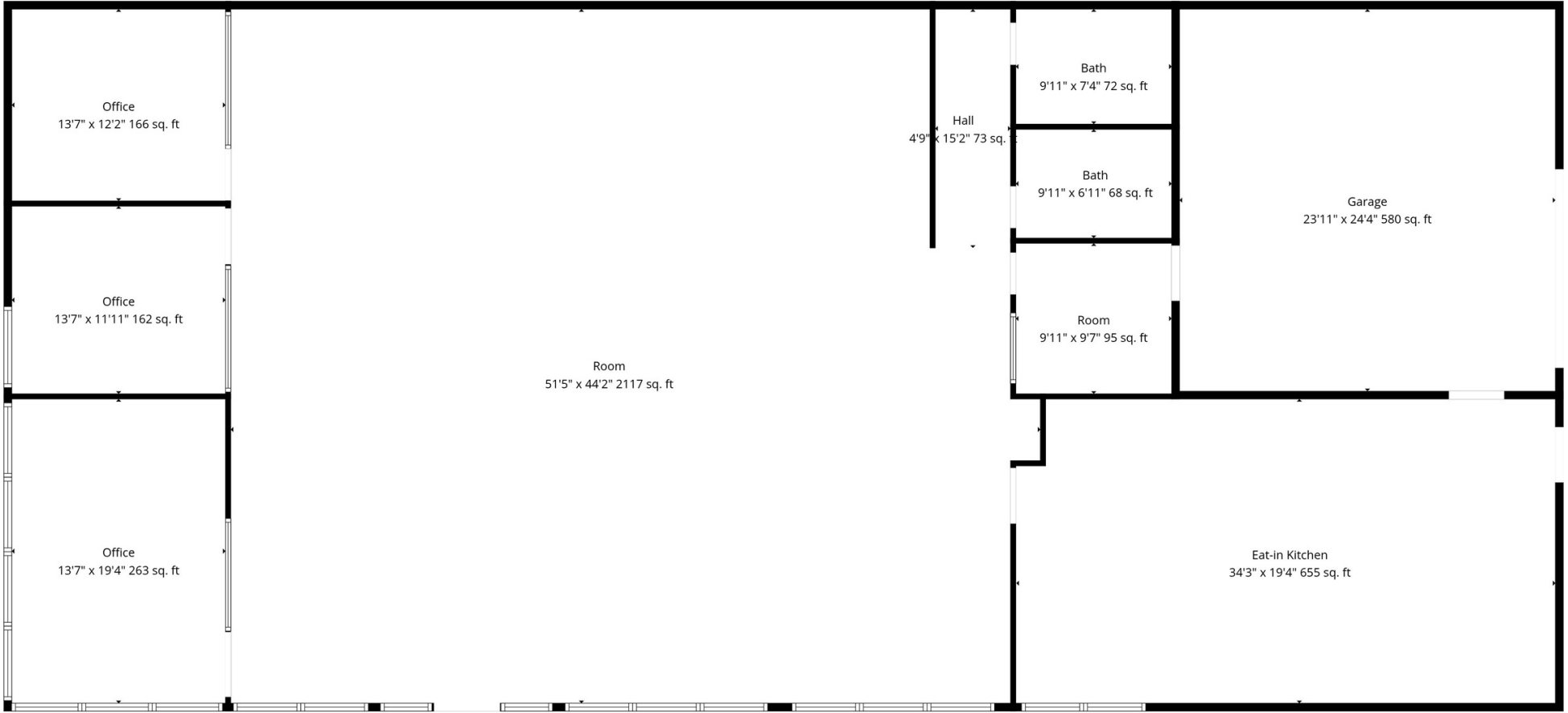
EXTERIOR PHOTOS



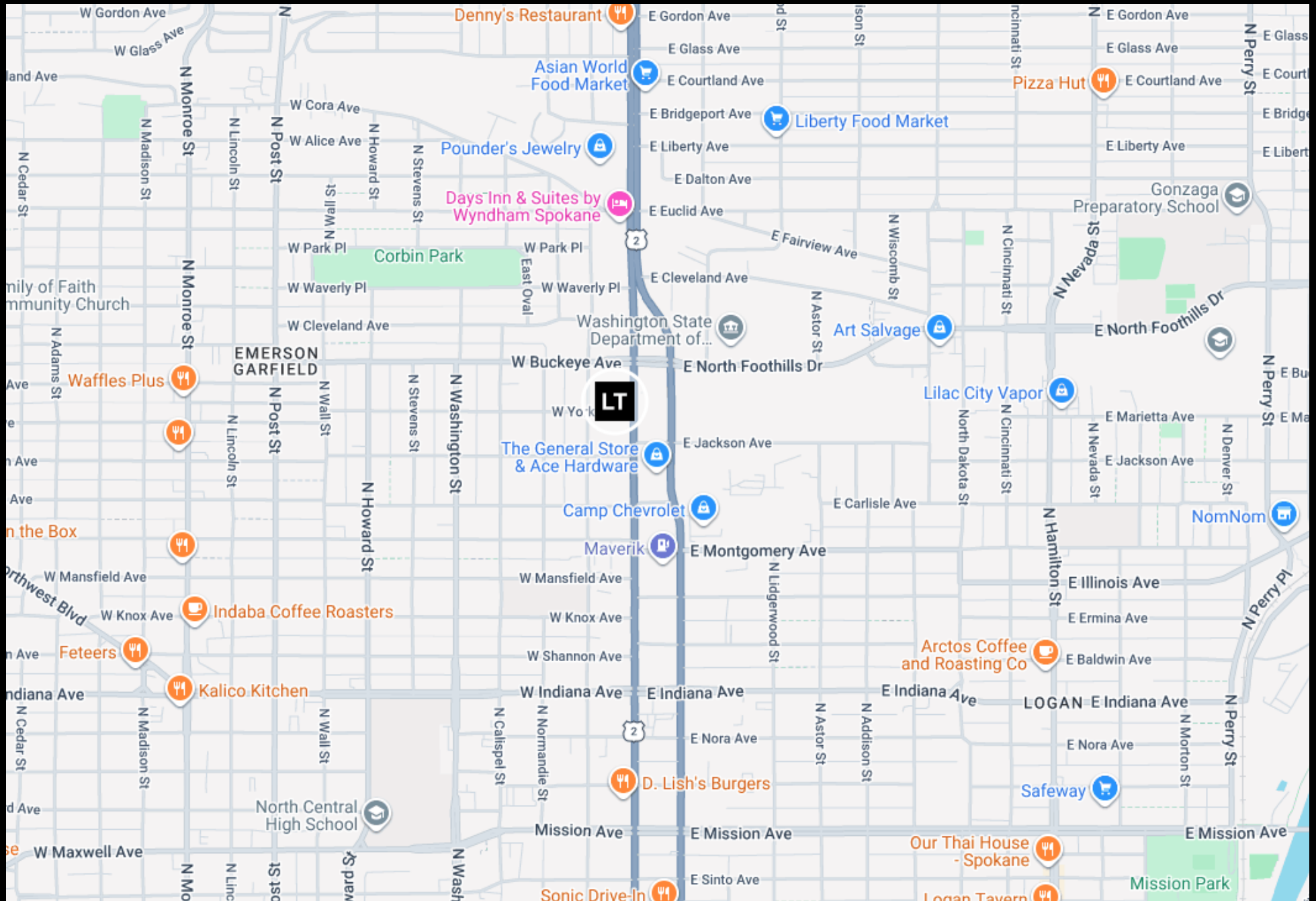
INTERIOR PHOTOS



FLOOR PLAN



MAP



[Link to Map](#)

Disclaimer

All materials and information received or derived from LT Real Estate & Property Management its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither LT Real Estate & Property Management its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. LT Real Estate & Property Management will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. LT Real Estate & Property Management makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. LT Real Estate & Property Management does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

