

SEC OF SPRAGUE AVE & PROGRESS RD  
 SPOKANE VALLEY, WASHINGTON

86,267 SF / 1.98 ACRES  
 \$1,177,545.00

FOR SALE



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|------------------------|---|-----------------------|--|
| <b>Land Area:</b>      | <b>86,267 SF ± (1.98 Ac.)</b>   | <b>Rent Roll:</b>     | <b>Current rent roll is available to qualified Buyers.</b>   |
| <b>Parcels:</b>        | <b>The subject property consists of Spokane County parcels 45231.0109; 45231.0210; 45231.0211; 45231.0212; 45231.0213; and 45231.0214</b> | <b>Environmental:</b> | <b>A current Phase 1 report is available to qualified Buyers.</b>  |
| <b>Intersection:</b>   | <b>The intersection of Sprague and Progress is controlled by full signalization on Sprague.</b>   | <b>Price:</b>         | <b>\$1,177,545.00 (based on \$13.65/SF)</b>  |
| <b>Traffic Counts:</b> | <b>Sprague Avenue at Progress Road 22,200VPD (2008)</b>   | <b>Terms:</b>         | <b>All cash at closing; the property consists of four properties (six separate parcels), which are sold and closed simultaneously.</b> |
| <b>Zoning:</b>         | <b>MUA (Mixed Use Avenue Retail) City of Spokane Valley, Sprague and Appleway Corridor Subarea Plan</b>                                   | <b>Note:</b>          | <b>Please do not contact the Tenants.</b>  |

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