

# FOR SALE OR LEASE

13208 E. Sprague Avenue  
Spokane Valley, WA 99216



**Sale Price:**  
**\$599,000.00**

**Lease Price:**  
**\$10.00/SF/NNN**

**Building**  
**Square Footage:**  
**7,333 SF**



## PROPERTY INFORMATION

- Parcel: 45221.9223
- 2015 Real Estate Taxes: \$6,670
- Building Size: 7,333 SF
  - 1st Floor: 4,385 SF
  - Daylight LL: 2,948
- Lot Size: 13,500 SF
- Year Build: 1977
- Updated Interior Finishes
- 26 Parking Stalls with Additional Reciprocal Rights
- Excellent Sprague Frontage/Signage



Craig Soehren  
509.755.7548 or [craigs@khco.com](mailto:craigs@khco.com)

**KIEMLE &  
HAGOOD  
COMPANY**  
 509.838.6541  
[khco.com](http://khco.com)

No warranty or representation, expressed or implied, is made by Kiemle & Hagood Company, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.



