

For Sale

Multi-Purpose Re-Use

NAI Black



112 E 1st Ave & 115 E Pacific Ave

Spokane, Washington 99202

Property Highlights

- This rare opportunity offers two functional buildings, totaling 42,743 SF+/- on a 2-acre/2-parcel paved site, located at the epicenter of the South University District, Medical District, and Downtown's East Periphery.
- Elevated site offering territorial views of the Spokane River, Downtown, University & Medical Districts, and the surrounding Spokane Mountainous Landscape.
- Positioned in an Opportunity Zone and a rapid growth/redevelopment area.
- Phase 1 Environmental Reports Completed.
- Informative U-District Links:
 - <https://www.spokaneudistrict.org/developments>
 - <https://advantagespokane.com/university-district-pda/>

Property Description

Improvements: 42,743 SF+/-

115 E. Pacific Ave.: 27,257 SF+/-

- 1st Floor: 14,101 SF+/-
- 2nd Floor: 13,156 SF+/-

112 E. 1st Ave.: 15,486 SF+/-

- Leased Thru 10/31/2025
- NOI (Proforma Achieved Mid-2022): \$150,000.
- Site: 90,000 SF (300' X 300').
- Parking: 104 striped & 20+/- unstriped.
- Zoning: GC-150 (Gen. Commercial, 150' Bldg Height).
- Parcel #'s: 35202.0933 & 35202.0934

Sale Price For Each Building

- 115 E. Pacific Ave Only: \$2,700,000.
- 112 E. 2nd Ave. Only: \$1,700,000.

Package Sale Price: \$4,300,000



For more information

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

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115 E Pacific Avenue Floor Plan

Legend:

Office		Restrooms		Storage/Mechanical	
Sanctuary		Café & Vented Kitchen		Photo Reference Points	
Conference		Warehouse or Gathering Rooms			

