

# // FOR SALE OR LEASE



## PROPERTY DESCRIPTION

Welcome to 1306 N Post St, a prime commercial property located just north of downtown Spokane, WA. This exceptional building boasts a highly coveted location that offers the perfect blend of accessibility and visibility. Situated in a thriving and changing area, this property is surrounded by a diverse range of amenities, making it an ideal choice for investors and business owners alike.

Conveniently positioned just moments from downtown, Spokane River, Riverfront Park, Spokane Arena, The Podium, Sports Stadium, Kendall Yards, Spokane County Courthouse, Spokane Transit Authority, YMCA, REI, Gonzaga University, and North Central High School. This property enjoys easy access to major transportation routes and main arterial roads, ensuring that it is well-connected to the broader Spokane area. Its strategic location makes it a standout choice for businesses seeking to establish a strong presence in a dynamic and rapidly growing community.

In summary, 1306 N Post St presents an exceptional opportunity to acquire a property in a highly sought-after location, offering unparalleled convenience. Don't miss the chance to make this prime building the cornerstone of your business's success.

Do not disturb the Tenant. Tours will be by appointment only.

// PRESENTED BY:

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## PRICING

<b>For Sale</b>	\$1,250,000
<b>For Lease</b>	\$18/sf/yr/NNN

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	7,157	99,366	166,390
<b>Total Population</b>	15,453	219,078	382,655
<b>Average HH Income</b>	\$42,678	\$65,612	\$72,599

## PROPERTY HIGHLIGHTS

- 5,185 Square Feet
- Built 1962
- ± 23 Parking Stalls with potential for more
- 2 Ingress/Egress Points
- Available to occupy October 2024



# // PHOTOS



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# // PARCEL MAP



Google

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# // RETAILER MAP



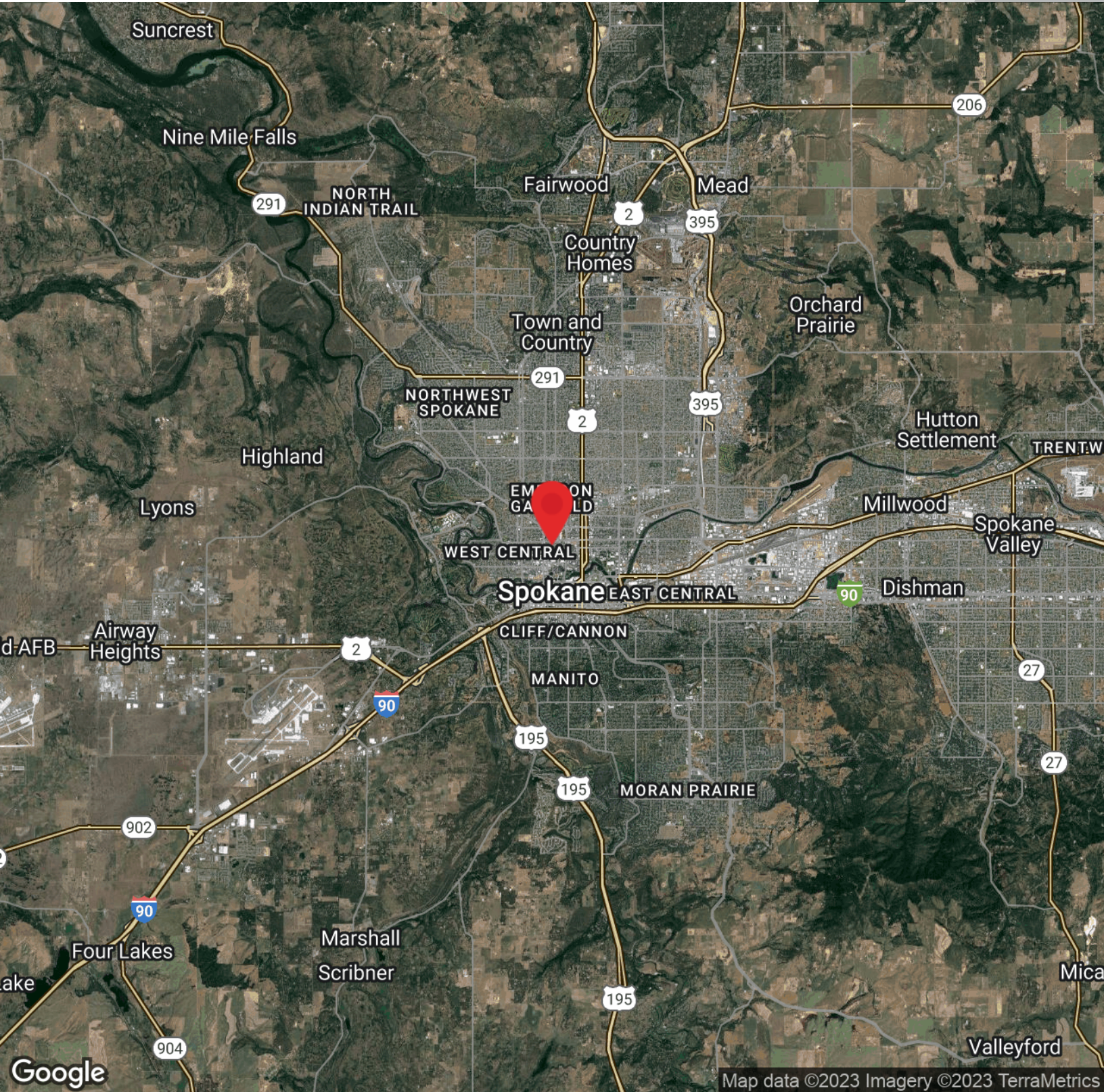
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# // AERIAL MAP



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