FREESTANDING OFFICE FOR SALE

RETAIL/OFFICE USE

4226 E. MISSION AVE.
SPOKANE, WA

DAINES CAPITAL
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Price	$620,000
$/SFT	$151.96/SFT
Bldg. SFT	3,600 SFT
Garage SFT	480 SFT
Total SFT	4,080 SFT
Available	Now

PROPERTY VIDEO - CLICK HERE

WALKTHROUGH TOUR- CLICK HERE

STEVEN DAINES
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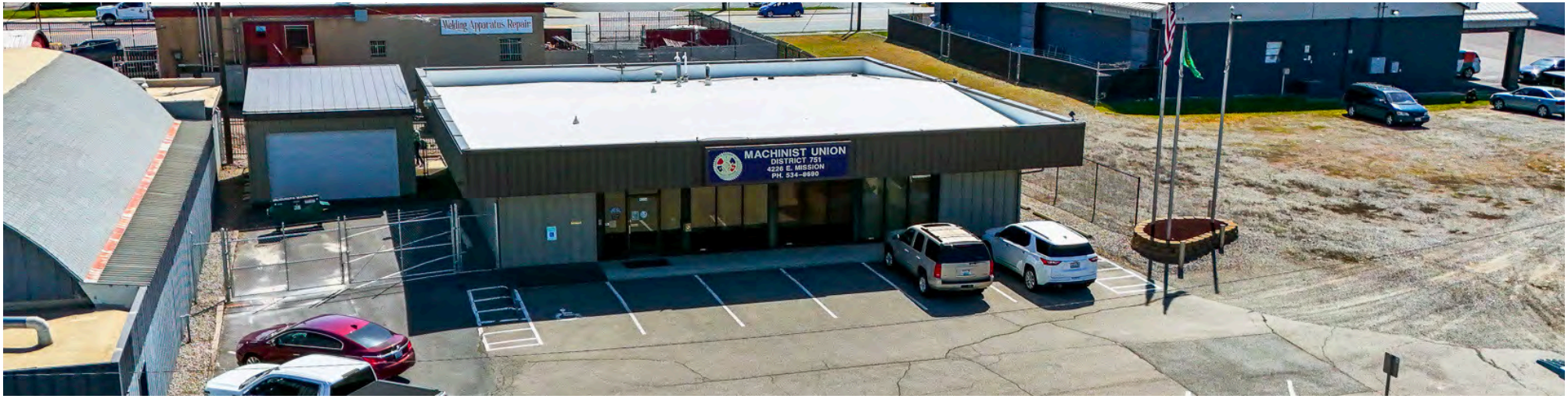

PROPERTY DETAILS

LAND AREA	0.29 AC	**ZONING**	LI	**YEAR BUILT**	1986
OFFICES	5	**APN**	35151.0102	**CEILING HEIGHT**	7'10" - 9'5"
BATHROOMS	3	**PARKING**	13 STALLS	**CLASS**	B
CONFERENCE ROOMS	2	**PARKING RATIO**	3.04/1000	**CONSTRUCTION**	METAL

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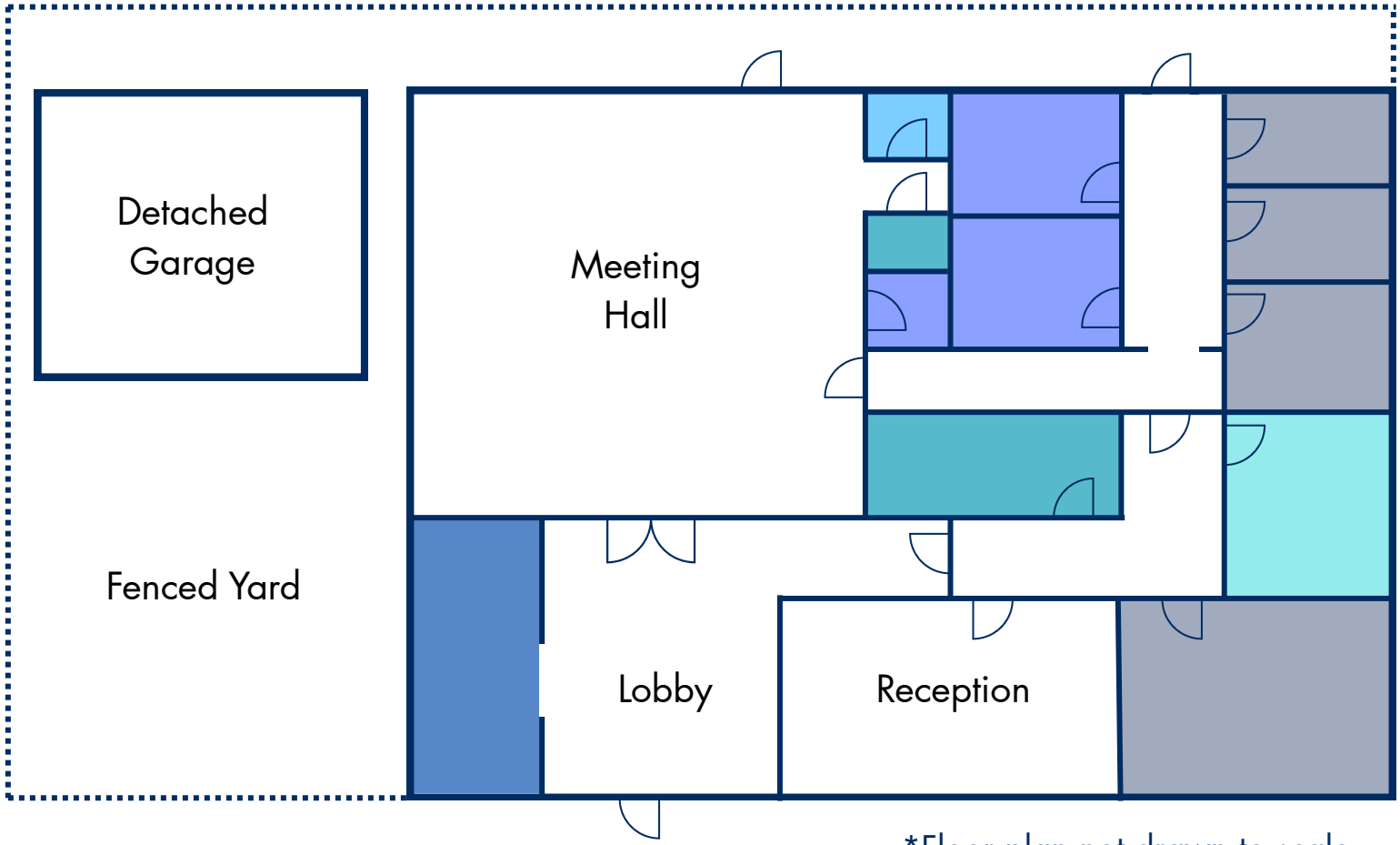
FLOOR PLAN

- Offices
- Utility Closet
- Staff Break Room
- Restrooms
- Conference Room
- Storage Room (can be another office)



*Floor plan not drawn to scale

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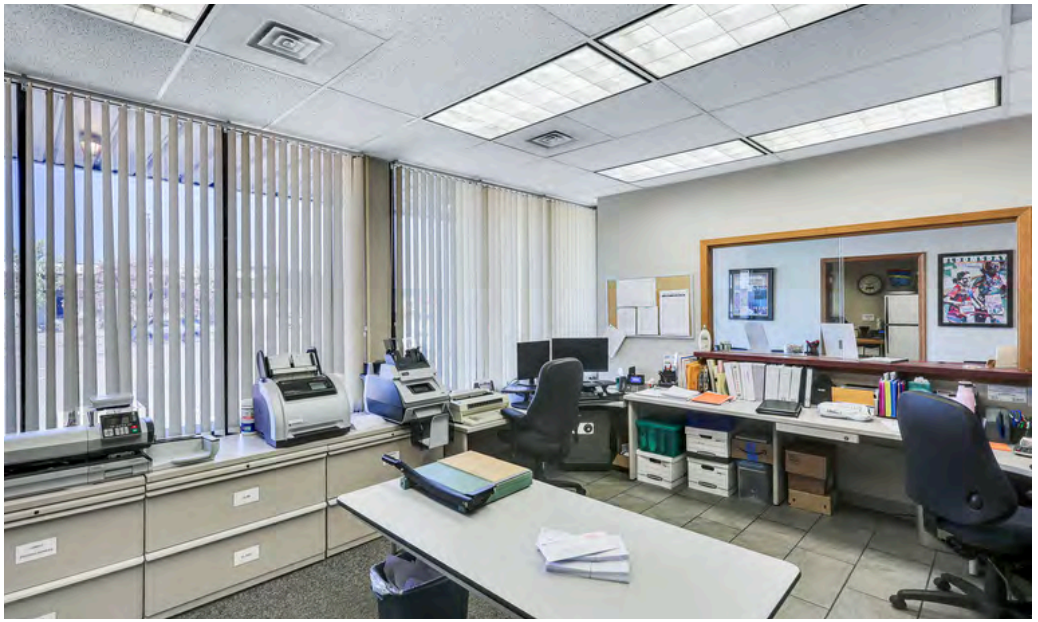





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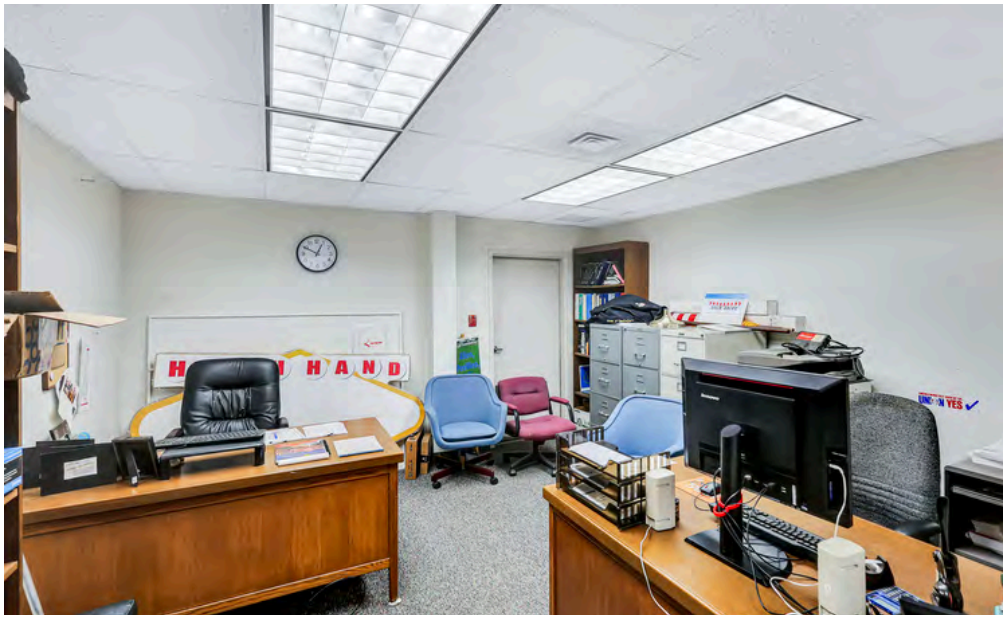

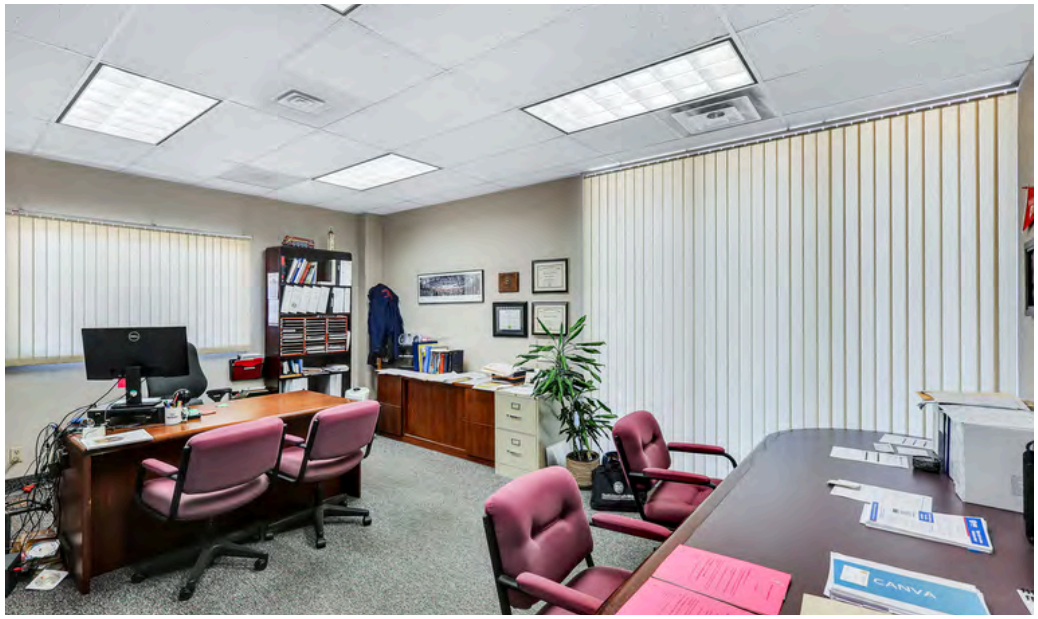

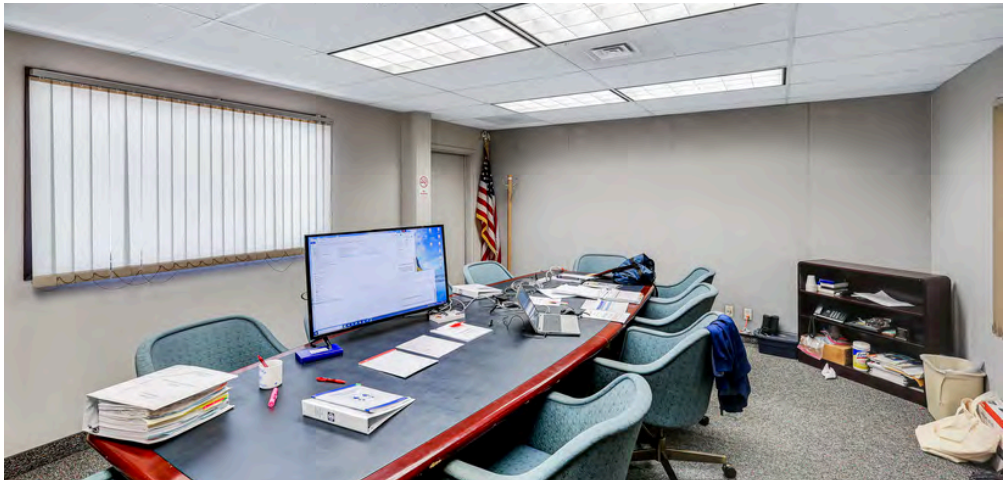



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4226 E. MISSION AVE. SPOKANE, WA

Size: 4,080 SFT
List Price: $620,000
$/SFT: $151.96

Land Area: 0.29 AC
Built: 1986



1306 N. POST ST. SPOKANE, WA

Size: 5,561 SFT
Sold Mar. 2025: $1M
$/SFT: $179.82

Land Area: 0.48 AC
Built: 1962



1718 W. BROADWAY AVE. SPOKANE, WA

Size: 3,737 SFT
List Price: $595,00
$/SFT: $159.22

Land Area: 0.28 AC
Built: 1986



904 E. HARTSON AVE. SPOKANE, WA

Size: 4,121 SFT
Sold Jan. 2025: $575,000
$/SFT: $139.53

Land Area: 0.25 AC
Built: 1982

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DEMOGRAPHICS	1 MILE	3 MILE
Population	4,957	83,512
Households	1,973	32,081
Median Age	35	37
Median HH Income	$74,395	$62,433
Daytime Employees	6,922	46,035
Population Growth '25 - '30	1.33%	1.60%
Household Growth '25 - '30	1.37%	1.65%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
E. Mission Ave. E	E. Mission Ave. W	35,873
E. Trent Ave. W	E. Trent Ave. E	30,540
E. Trent Ave.	N. Hough St. NW	23,278



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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