



DEVELOPMENT LAND FOR SALE

CORNER LOT

SW CORNER

SINTO/NORMANDIE

1325, 1331 & 1335 N NORMANDIE ST
SPOKANE, WA 99201

Guy D. Byrd
Designated Broker
O: 509.953.5109
guy.byrd@svn.com

Development Land For Sale



OFFERING SUMMARY

Sale Price: \$319,500

\$15/SF

Lot Size: 0.49 Acres

or 21,300 SF

Zoning: OR-150

Current Use: Parking Lot

RE Taxes 2019 \$1,492.62

PROPERTY OVERVIEW

Development property - Office/Mixed Use
Located on the North periphery of the Central Business district of Spokane.

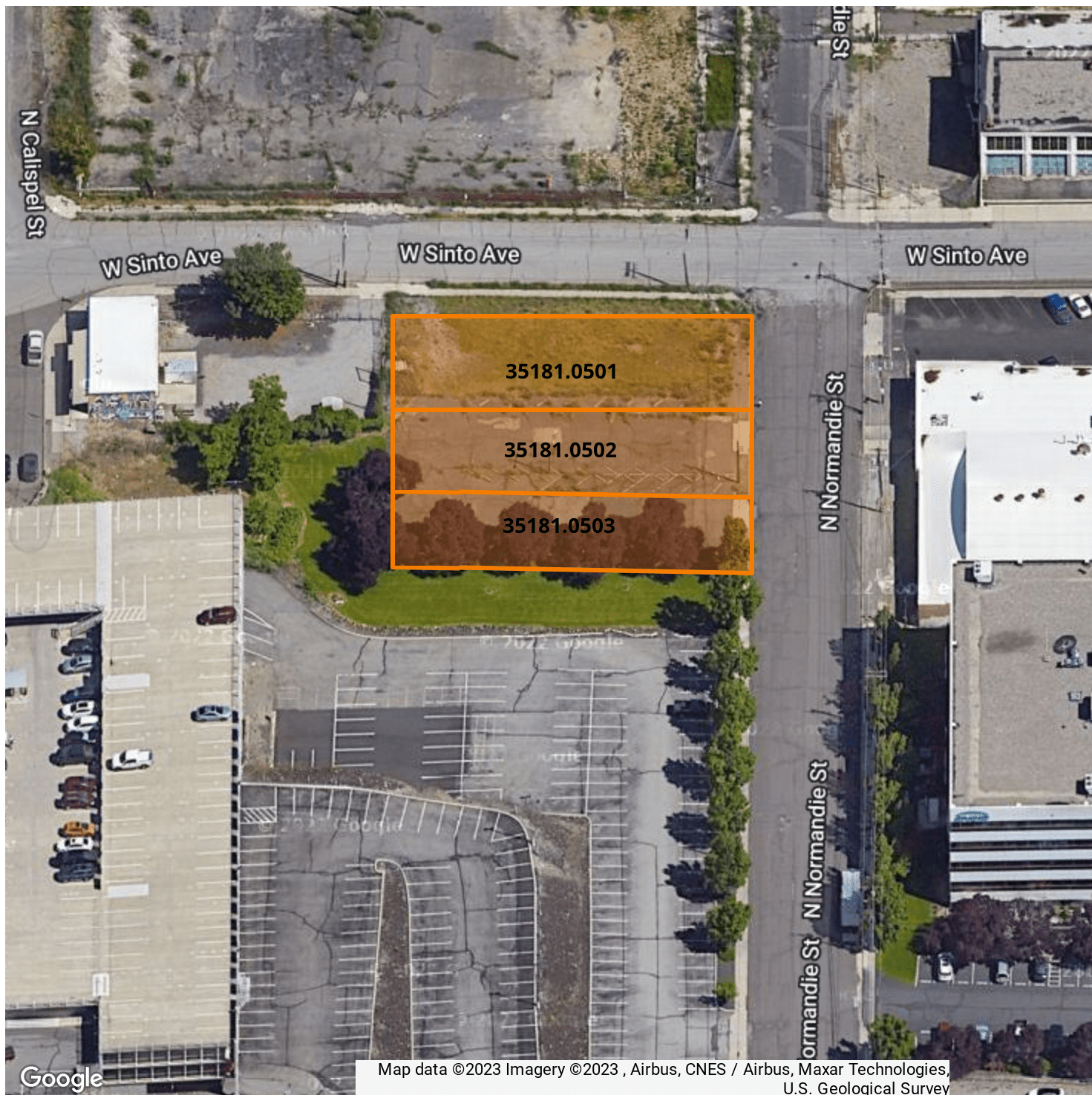
PROPERTY HIGHLIGHTS

- Between Division Street and Washington Street and South of Mission Avenue
- Adjacent to the Rock Point Professional Center
- Previous use was as parking for North Bowl
- Property is partially improved as paved parking
- Potential demand as paid parking lot
- Could park up to 50+/- car parks
- Corner Location with access from two sides
- Just a Few Blocks From Gonzaga University
- Property Dimensions 150' x 142"

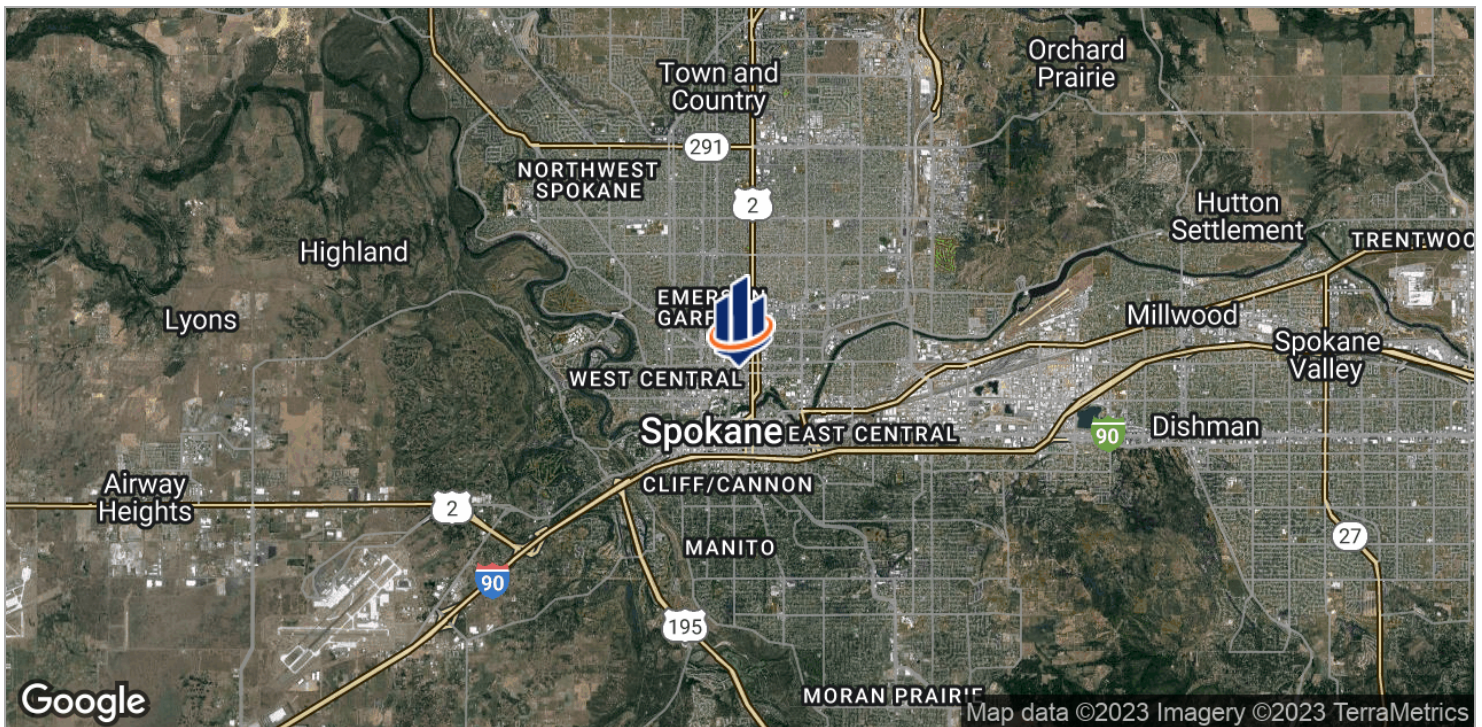
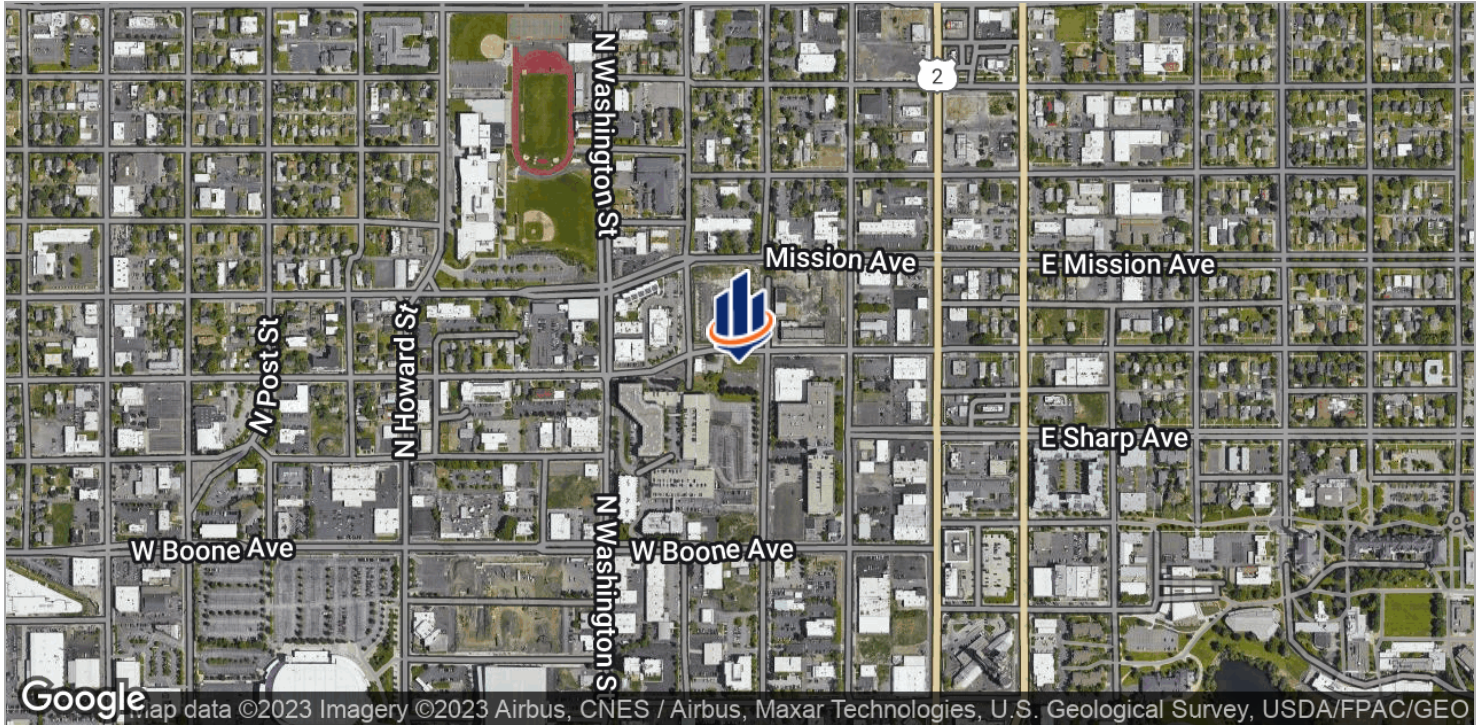
Aerial - Next To Rock Point Office Park



Development Land Parcels



Location Maps



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,259	131,866	264,997
Median age	32.6	33.8	35.1
Median age [Male]	33.5	32.7	33.7
Median age [Female]	32.4	34.9	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,379	57,023	113,560
# of persons per HH	2.5	2.3	2.3
Average HH income	\$36,922	\$46,311	\$50,801
Average house value	\$242,180	\$173,555	\$183,130

* Demographic data derived from 2020 ACS - US Census