



East Rosewood Ave

AUTOMOTIVE/RETAIL BUILDING AND LOT FOR LEASE

1513 E FRANCIS AVE
SPOKANE, WA 99217

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North Helena St

East Francis Ave

Property Summary - 1531 E Francis Ave



OFFERING SUMMARY

Sale Price: \$760,000

Lot Size: 13,503 SF

Building Size: 3,200 SF

Price / SF: \$10.26

Cross Streets: E Francis Avenue &
Helena Street

PROPERTY OVERVIEW

Cash or contract considered
Rare buy opportunity on Francis
Up to 74,052 SF Available
20,250 SF could be bought and sold off or leased as investment

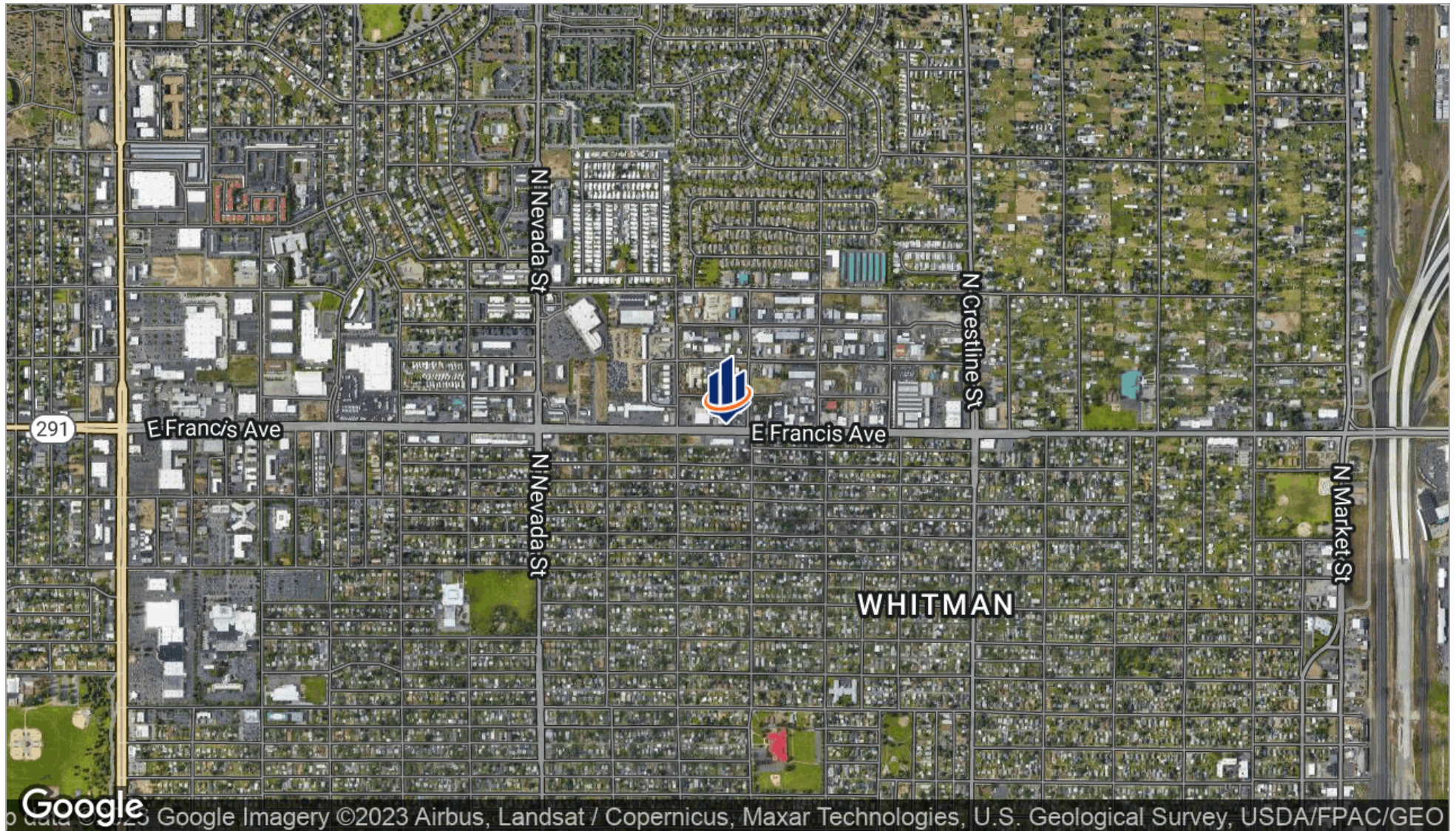
PROPERTY HIGHLIGHTS

- Easy Access, Great visibility on Main Spokane East/West Arterial
- 215 Feet of East Francis Frontage
- 5 Lots in on the North side of Spokane
- 54,000 Contiguous SF with Additional 20,250 SF Across Street

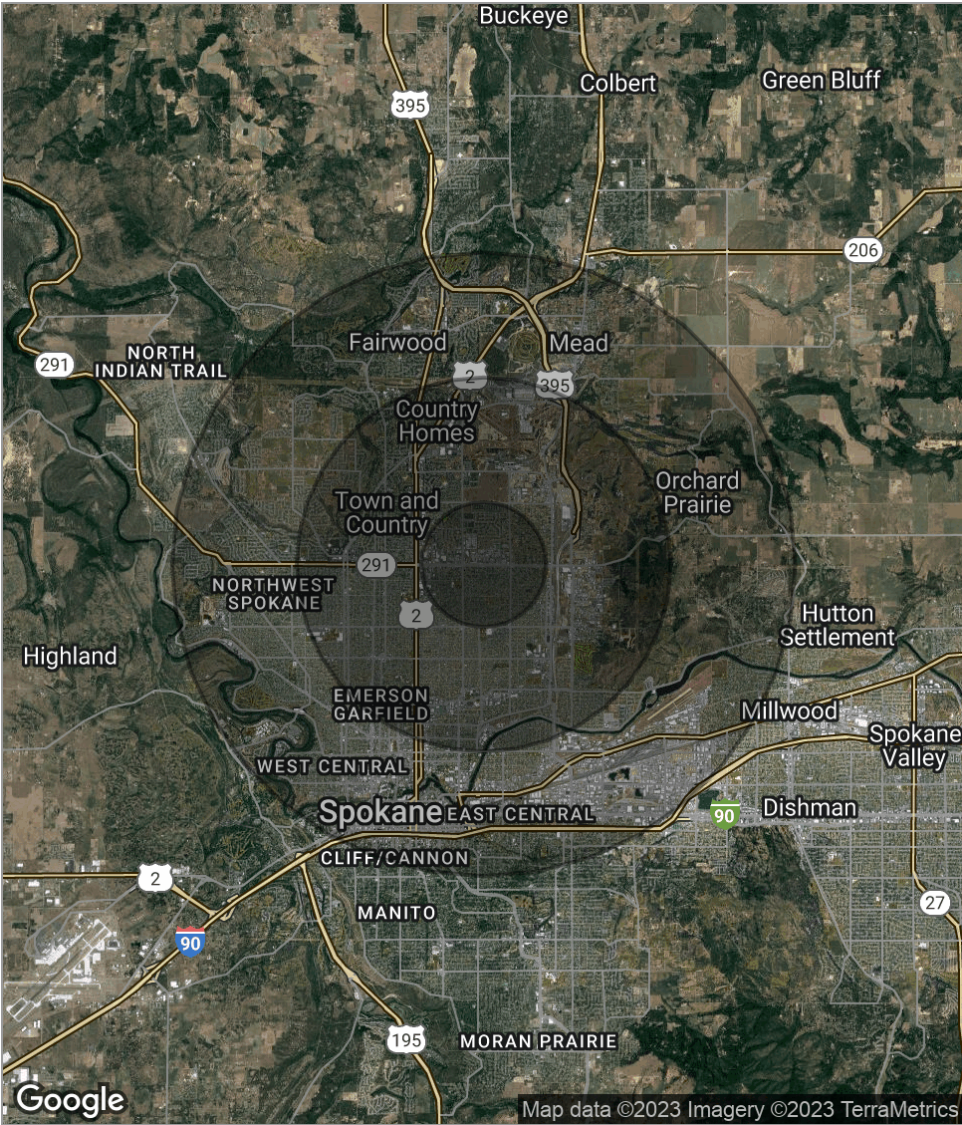
Additional Photos - 1531 E Francis Ave



Location Maps Francis



Demographics Map North Spokane



POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,445	103,213	205,594
Median age	33.5	32.0	33.4
Median age [Male]	31.4	31.2	32.6
Median age [Female]	35.3	33.2	34.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,725	43,827	85,373
# of persons per HH	2.3	2.4	2.4
Average HH income	\$39,823	\$41,874	\$46,690
Average house value	\$151,331	\$141,686	\$161,318

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio

GUY D. BYRD

Designated Broker



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PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS & AFFILIATIONS

ICSC ; CCIM ; Greater Spokane Incorporated [GSI] member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.