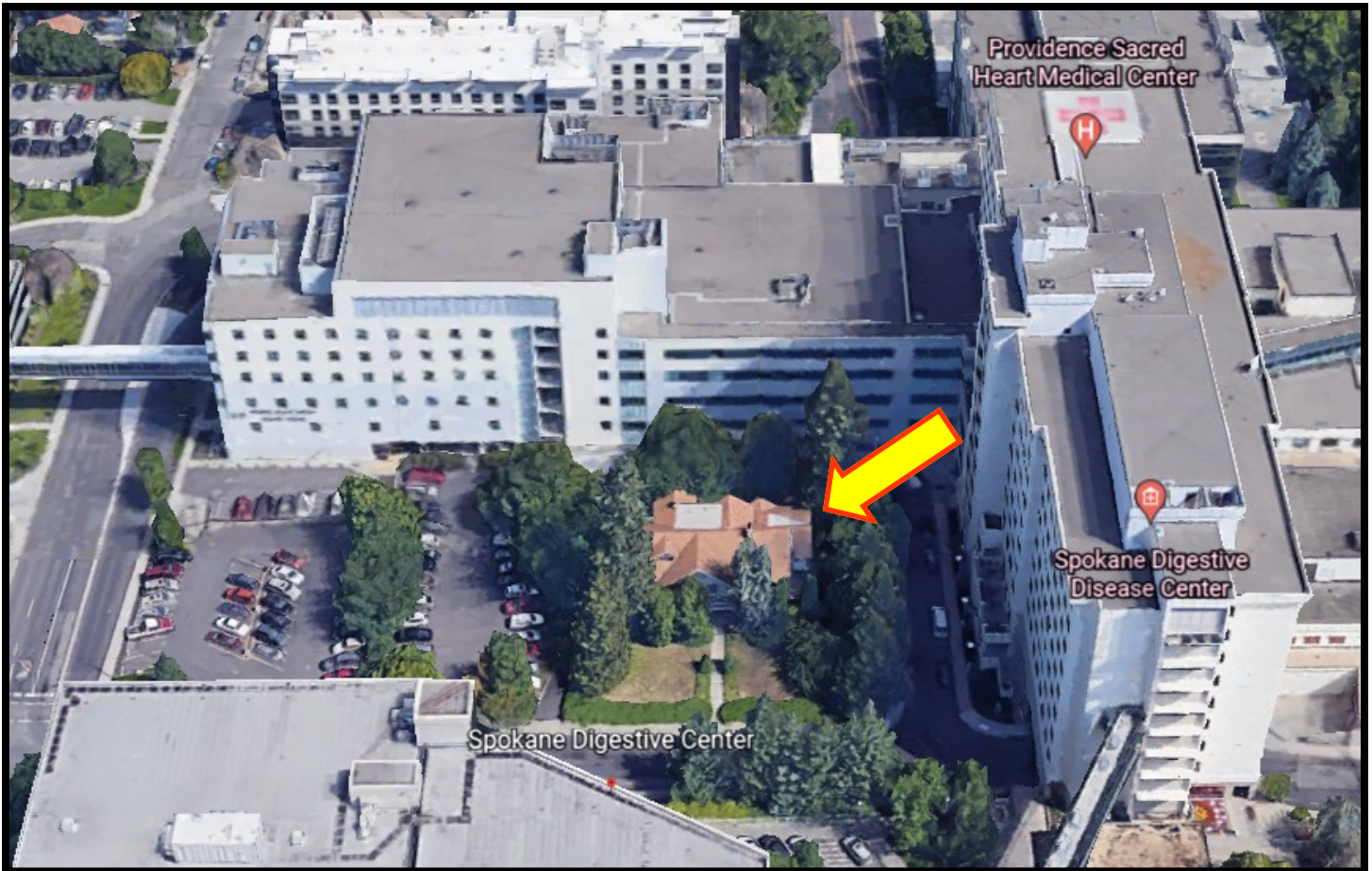


*Mary's House*



*Premier Medical Land Redevelopment Opportunity  
with Charming House*

**104 W. 8th Ave Spokane, WA 99204**



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# PROPERTY HIGHLIGHTS



## Listing Price \$4,995,000.00

- **Parcel #: 35194.2605**
- **Lot 30,615 +/- Square Feet**
- **.70 +/- Acres**
- **Zoning: Office Retail (OR)**  
**Many Permitted Uses per City of Spokane (Medical Center Office Building, Parking Garage, Retail Services)**
- **Includes Charming House consisting of 6,682 +/- Square Feet (Built 1906)**
- **Located off McClellan Street and 8th Ave in Spokane Medical District next to Hospital**
- **Easy I-90 Access**
- **Features existing Mary's parking lot**
- **Highly Visible Lot**
- **2022 Property Taxes \$10,763.16**
- **All Cash, Sold As-Is**
- **Potential Build to Suit**

Medical Land Redevelopment Opportunity — 104 W. 8th Ave Spokane, WA 99204

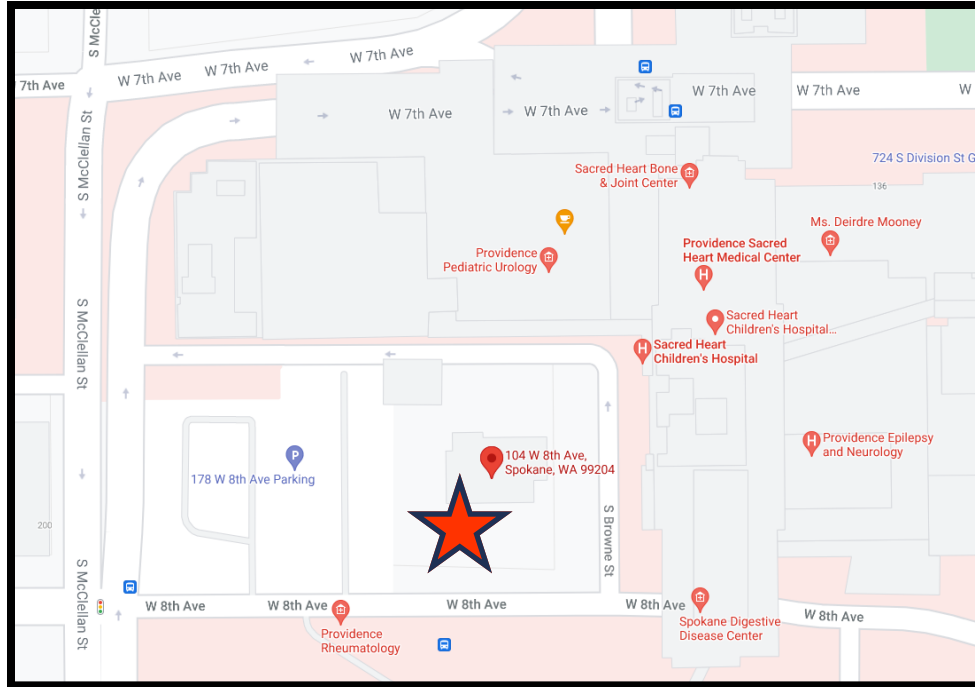


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# MAPS



*Highly Visible Medical lot located off McClellan Street and 8th Ave in the heart of the Spokane Medical District*



Medical Land Redevelopment Opportunity — 104 W. 8th Ave Spokane, WA 99204

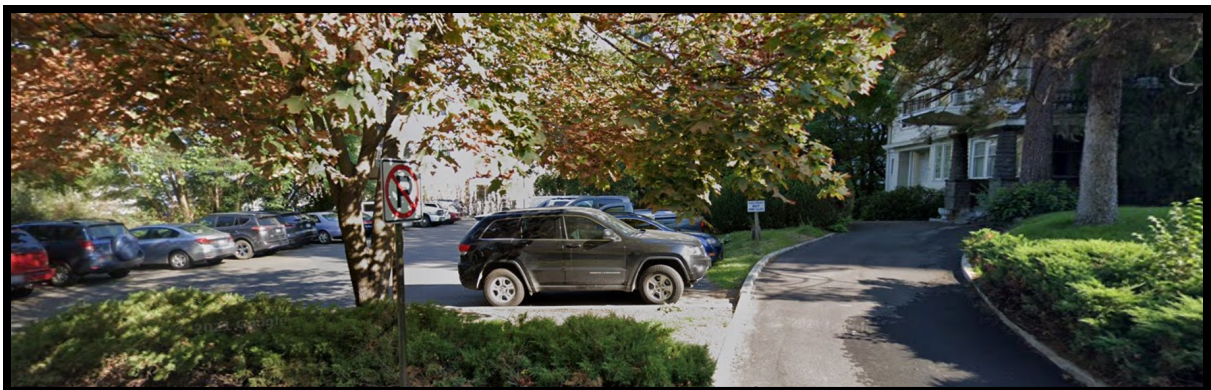
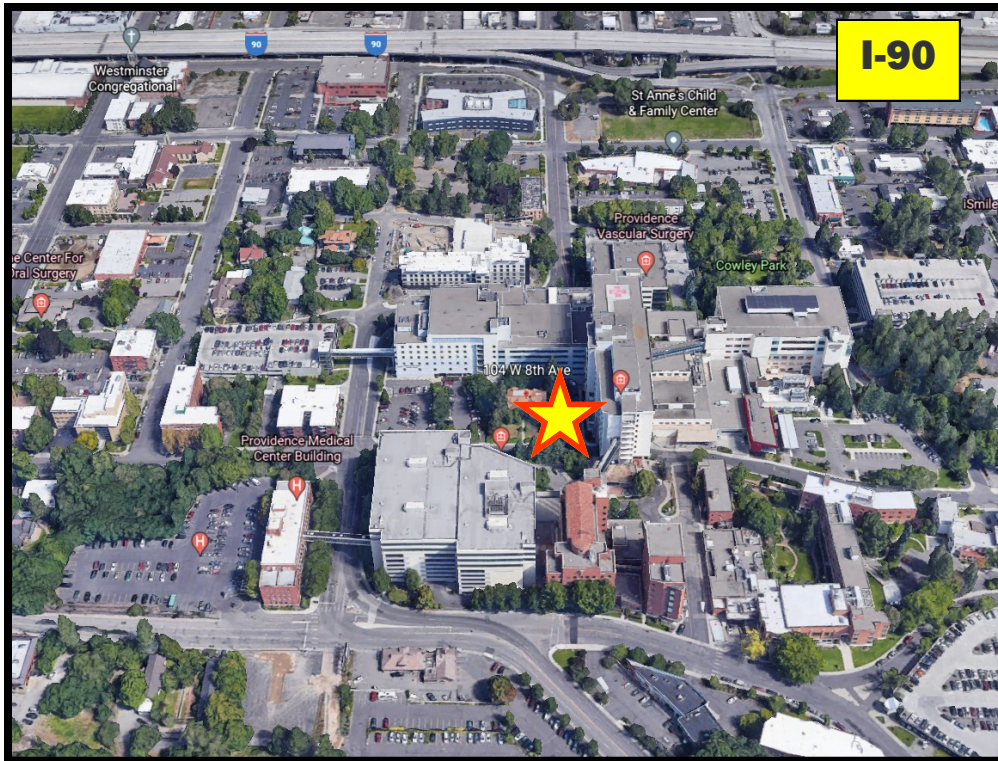
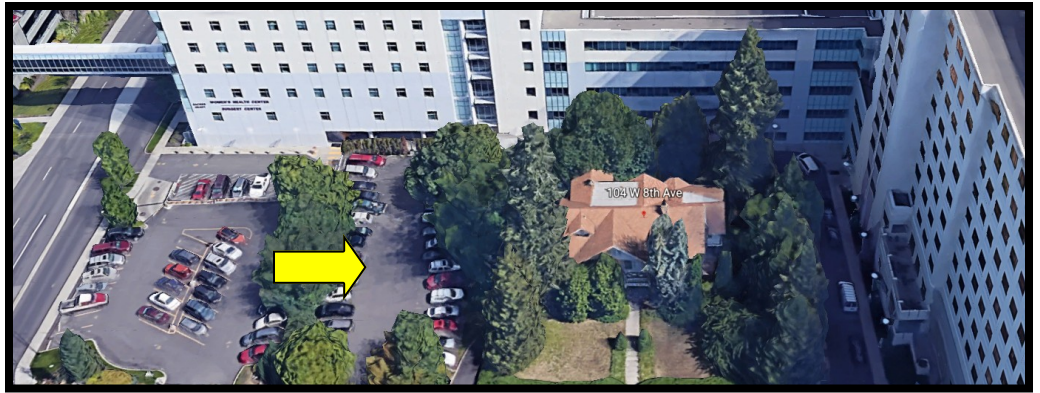


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# GALLERY



Medical Land Redevelopment Opportunity — 104 W. 8th Ave Spokane, WA 99204



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# ABOUT

We are G. Arger Co. Real Estate, Inc. For over 40 years we have been meeting the real estate needs of hundreds of companies across the Inland Northwest.

We offer services in commercial property sales, residential property sales, multi-family, property management, leasing, and tenant representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

We are a full-service company that can handle all of your commercial real estate buying, selling, leasing and development needs.

|   |   |   |
|---|---|---|
|  | <p><b>G. ARGER CO. REAL ESTATE INC</b><br/><b>GENE ARGER, BROKER</b></p> <p>(509) 926-5311 office<br/>(509) 844-8814 cell<br/>ggarger@argerco.com<br/>www.argerco.com</p> | <br><br> |
|---|---|---|

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All prospective buyers should conduct their own analysis and inspections for their intended use.

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