

DEAN AVENUE OFFICE/LIVE - WORK OPPORTUNITY

1319 W DEAN AVENUE, SPOKANE, WA 99201

FOR SALE



OFFERING SUMMARY

Sale Price:	\$319,000
Building Size:	3,111 SF
Lot Size:	7,562 SF
Price / SF:	\$102.54
Year Built:	1908
Renovated:	2019
Zoning:	O-35
Market:	Spokane
Submarket:	Periphery

PROPERTY OVERVIEW

1319 W Dean is a great opportunity for an owner/user to live and work on the same property. Located just outside of the Courthouse Campus off of Dean Avenue. Minutes from the CBD and Interstate 90. The property consists of a total of 3100 +/- SF (including basement area). Full kitchen, restrooms on each of the top two floors. Would make a great Attorney's office, and counseling office.

PROPERTY HIGHLIGHTS

- Multiple configurations for offices
- Restrooms on each of the main levels
- Full kitchen
- Potential of 3 offices on the second level
- Ample parking
- Detached 2-car garage



JUSTIN FOLKINS

CRE Sales & Leasing Advisor

Office: 509.991.8387 | Cell: 509.991.8387

justin@rencorprealty.com

Information is deemed reliable but not guaranteed. Broker not responsible for changes errors or omissions. All square footages are for convenience only. All information should be verified prior to leasing or purchasing property.

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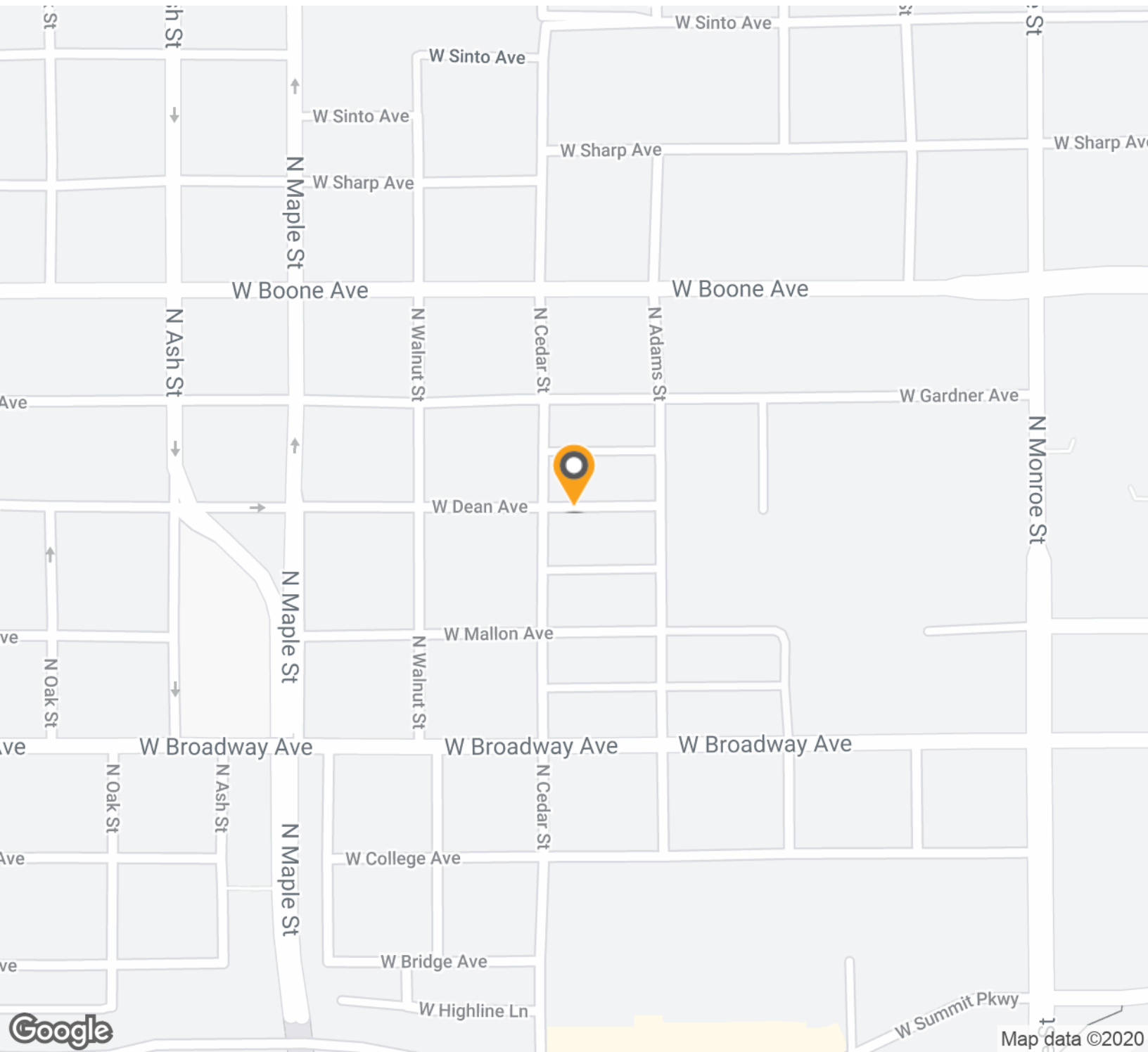
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RenCorpRealty_{AD}

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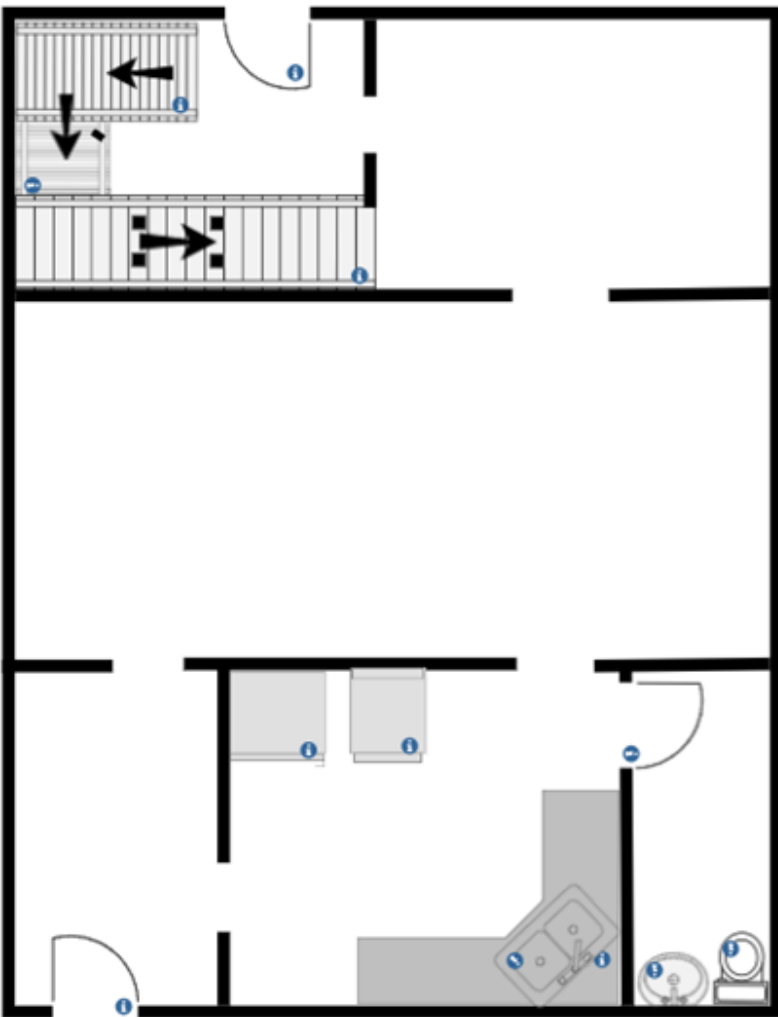
FOR SALE

NORTH

DEAN AVENUE

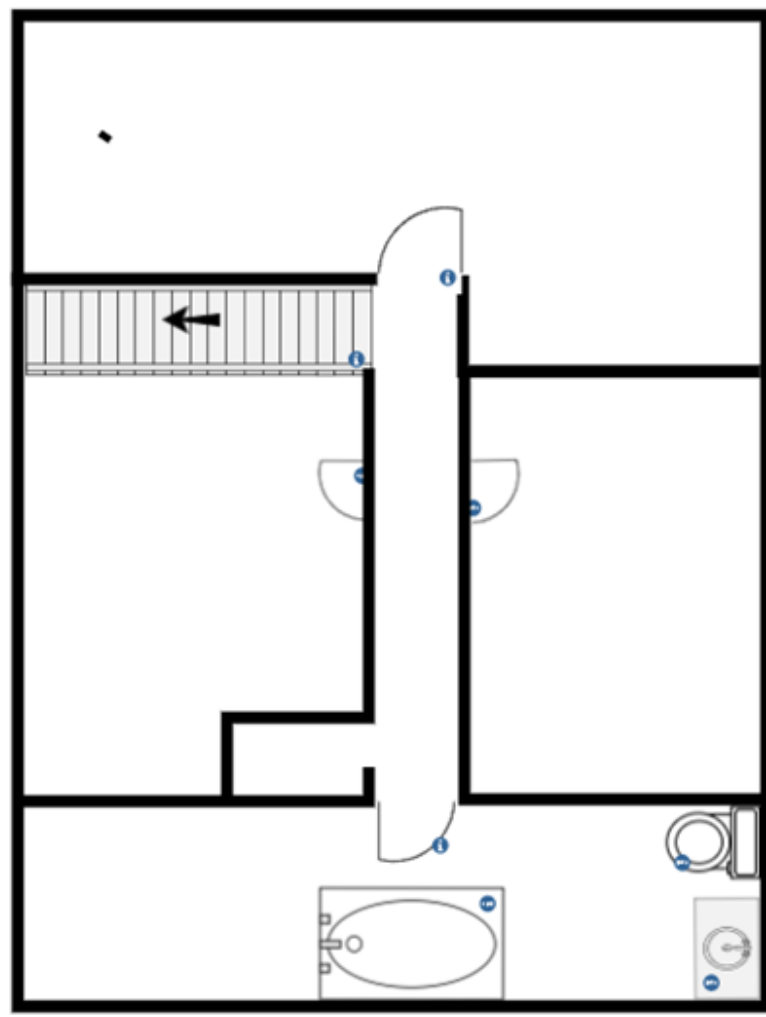
MAIN LEVEL FLOOR PLAN

1,107 +/- SF



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912 +/- SF



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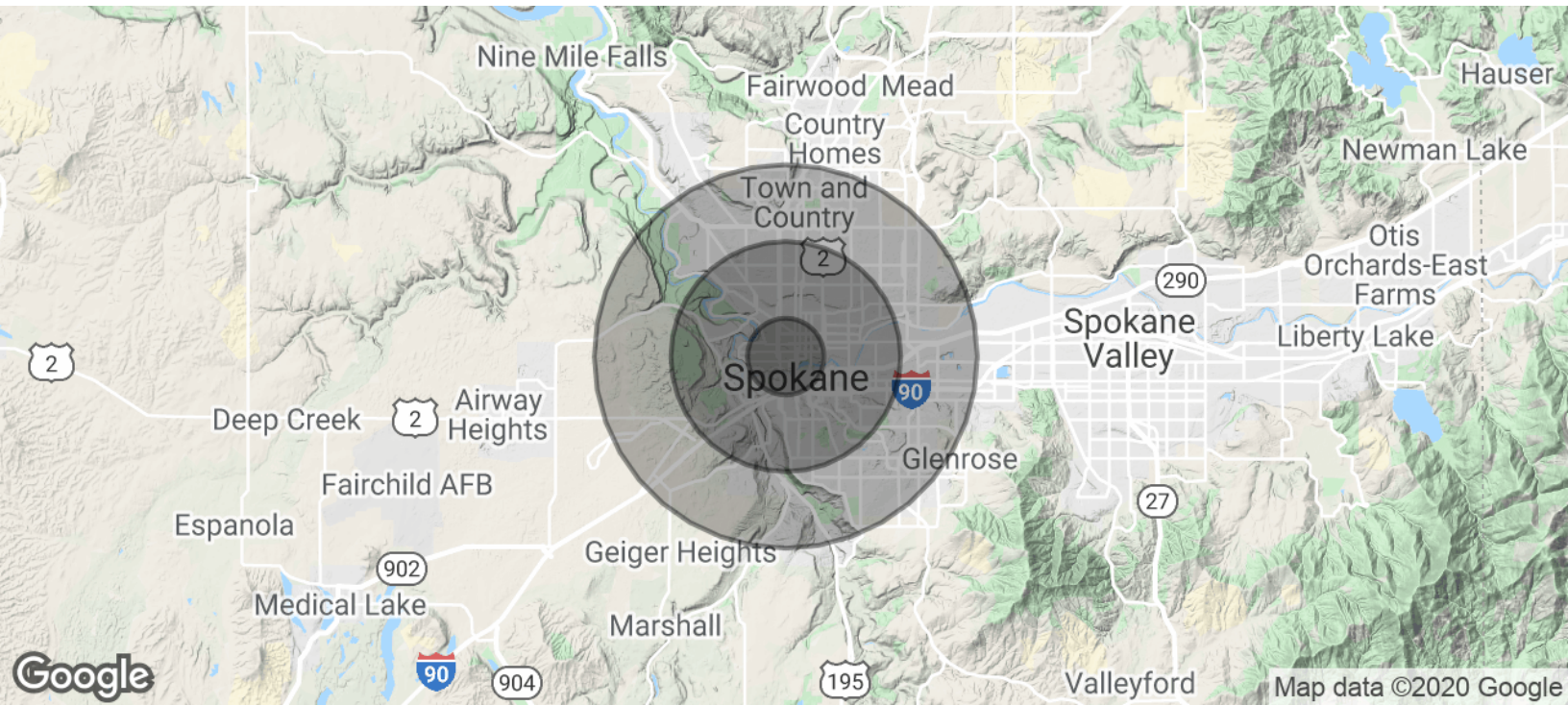
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,108	110,642	239,887
Average age	36.2	34.7	35.2
Average age (Male)	36.5	33.7	33.8
Average age (Female)	36.5	35.8	36.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,912	49,118	103,197
# of persons per HH	2.2	2.3	2.3
Average HH income	\$35,187	\$47,769	\$50,790
Average house value	\$151,807	\$179,878	\$181,948

* Demographic data derived from 2010 US Census



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PROFESSIONAL BACKGROUND

Justin Folkins is a licensed Commercial Sales & Leasing Advisor in the Spokane Market. Justin came over to RenCorp Realty at the end of 2017 to revamp and grow his business. Justin has been a licensed commercial real estate broker since June of 2014. Prior to entering the real estate industry, Justin spent the majority of his life working for a local company helping them develop key relationships with other local businesses and servicing those clients.

Justin offers services that include the leasing and sales of office, retail, industrial and investment properties in the Spokane Market. He has vast experience working with both sides of the real estate transaction which allows him to better educate his clients on their real estate needs. Whether they own a property and want to list it for sale or lease OR they are interested in occupying the real estate through purchasing or leasing the space as a buyer or tenant.

Specialties:

- Tenant Representation
- Buyer Representation
- Property Acquisition
- Investment Properties
- Lease Renewals
- All property types with a focus on Office & Retail Properties

Please contact me to learn how I can help you with your next project.

MEMBERSHIPS

- CCIM Candidate – WA State Chapter
- NAR
- Spokane Traders Club (Past President)
- Spokane Valley Chamber of Commerce
- Spokane Indians Youth Baseball Coach

RenCorp Realty

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