

**Marshall, WA**

**Industrial/Specialty Property For Sale**



**Presented By:**

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902 W Garland Avenue



## Offering Summary




- **Sale Price: \$1,500,000**
- **Lot Size: 148,539 SF**
- **Sale Includes: Industrial Warehouse, Church, & Vacant Land Parcel**
- **Parcel Numbers:**
  - 24222.1103
  - 24222.1101
  - 24222.9005
- **RAC- Rural Activity Center Zoning**

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## Property Highlights - Warehouse




- 16' Roll Up Doors
- Power Available to Connect with Avista
- 6" Concrete Floor
- Material for New TPO Roof Included with Sale
  - On-Site & Ready for Install
- 17,280 SF Warehouse
  - Leased SF: 6,000 SF
  - Available SF: 11,200 SF
- Year Built: 1979
- Warehouse Address:
  - 5910 E Park St, Marshall, WA 99020

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## Property Highlights - Church




- Utilities Connected:
  - Septic System
  - Power
  - Water
- Development Potential: Ample Room for Customization and Development
- Year Built: 1959
- Size: 3,680 SF
- Church Address: 5910 E Park St, Marshall, WA 99020

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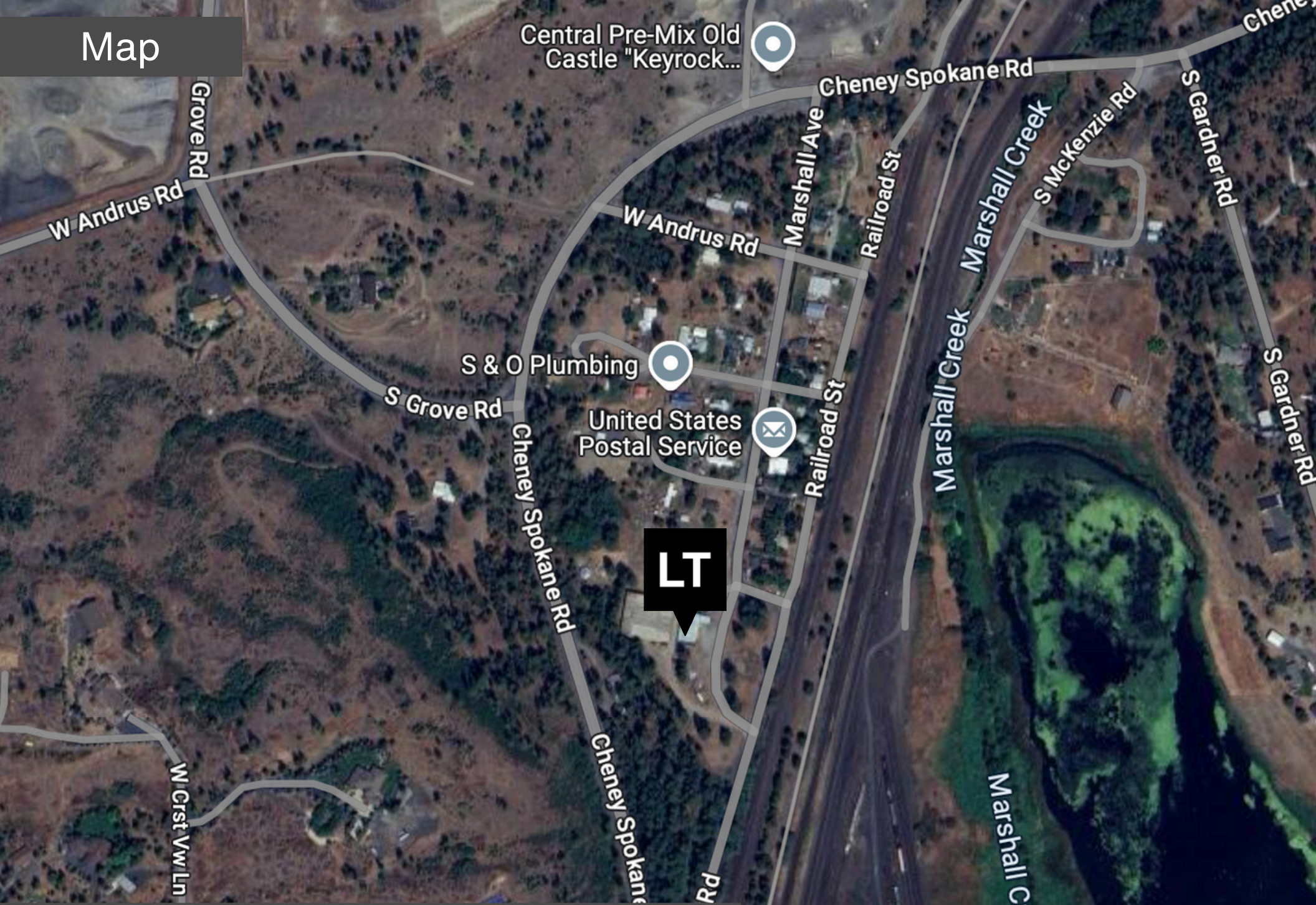
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# Map



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# Area


Marshall Creek

Fish Lake Trail

Cheney Spokane Road

Subject Property




- 9.4 Miles to Spokane
- 6.4 Miles to Cheney

 [View Location](#)

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# PHOTOS






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# Comparable Sales - Church

Address	Property Name	Type	Sale Price	Sale Price / SF	Date Sold	Building Size	Land Size	Occupancy Type
3506 W Princeton Ave, Spokane, WA	Covenant Church & Coven.	Specialty	\$1,000,000.00	\$95.22	6/21/2024	10,502 SF	0.55 Acres	Single Tenant
4218 N Belt St, Spokane, WA	4218 N Belt St	Specialty	\$550,000.00	\$32.39	10/17/2024	16,980 SF	0.853 Acres	Single Tenant
3903 N Oak St, Spokane, WA	3903 N Oak St	Specialty	\$453,589.00	\$164.46	10/7/2024	2,758 SF	0.437 Acres	Single Tenant
5305 N Harvard Rd, Otis Orchards, WA	5305 N Harvard Rd	Specialty	\$850,000.00	\$177.08	11/17/2023	4,800 SF	5.85 Acres	Single Tenant
1225 N Cochran St, Spokane, WA	1225 N Cochran St	Specialty	\$384,000.00	\$106.79	8/23/2023	3,596 SF	0.513 Acres	Single Tenant
639 Elm St, Cheney, WA	639 Elm St	Specialty	\$450,000.00	\$34.71	3/17/2023	12,963 SF	0.71 Acres	Single Tenant
1403 N Washington St, Spokane, WA	Church - Wedding/Event F.	Specialty	\$750,000.00	\$117.04	2/9/2023	6,408 SF	0.411 Acres	Single Tenant

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# Comparable Sales - Warehouse




Address	Property Name	Type	Sale Price	Sale Price / SF	Date Sold	Building Size	Land Size	Year Built	Rent Per SF	Occupancy Type
9922 E Montgomery Dr, Spokane Valley, WA	Montgomery Business Park	Industrial	\$9,000,000	\$85.07	5/25/2023	105,79SF	6.86 Acres	1976	\$12.00	Multi-tenant
3230 E Main Ave, Spokane, WA	3230 E Main Ave	Industrial	\$1,750,000	\$81.02	6/30/23	21,600 SF	0.76 Acres	1954	\$9.82	Single Tenant
905 E 3rd Ave, Spokane, WA	U-Haul Neighborhood Dealership	Industrial	\$1,585,000	\$77.14	2/26/24	23,443 SF	0.76 Acres	1947	\$9.25	Multi-tenant
4115 E Trent Ave, Spokane, WA	4115 E Trent Avenue	Industrial	\$1,600,000	\$64.96	3/27/23	24,630 SF	2.62 Acres	1966	\$6.00	Single Tenant
114 - 128 E Ermina Ave, Spokane, WA	Moen Tires	Industrial	\$1,100,000	\$52.38	1/12/24	21,000 SF	0.73 Acres	1906	\$6.00	Single Tenant
417 - 425 W 2nd Ave, Spokane, WA	417 - 425 W 2nd Avenue	Retail	\$1,100,000	\$28.95	7/25/23	38,000 SF	0.49 Acres	1911	\$18.32	Single Tenant

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