209 East Sprague Avenue
Spokane, WA 99202

Mixed-Use Property For Sale

Presented By:

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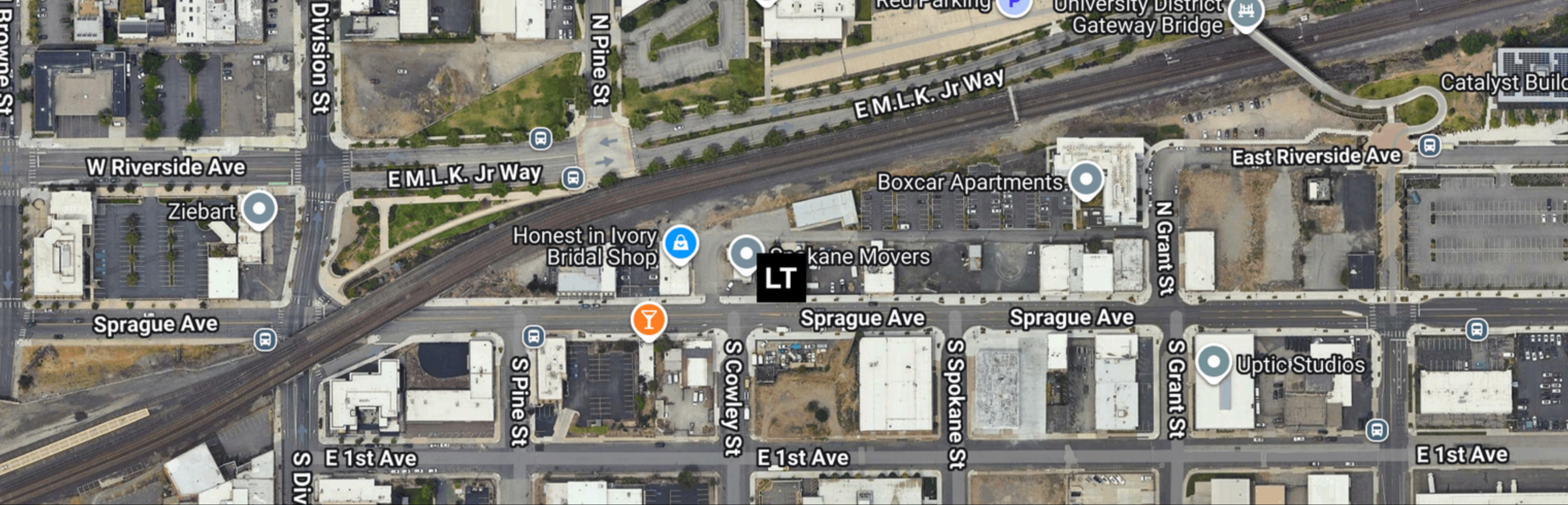

Property Highlights

- 6 Total Rental Units
- Rental Income of $8,695/Month
- 2 Retail Units
- 3 Apartment Units:
  - 2 Bed/1 Bath
  - 1 Bed/1 Bath
  - Studio
- 2 Shop/Storage Units with Fenced Yard
- New TPO Roof

Offering Summary

- Sale Price: $750,000
- Year Built: 1927
- Lot Size: 6,750 SF
- Building Size: 5,380 SF
- Parcel #: 35173.1808
- Zoning: DTU
- NOI: 76,619
- 10.24% CAP

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.