

TRIPLEX FOR SALE



**Offering \$10,000 in Seller Credit at closing*



TRIPLEX PROPERTY

6408-6412 N Normandie St
Spokane WA 99208

~~OFFERING PRICE~~ **\$520,000**

NEW SALE PRICE \$470,000

BUILDING TYPE	TRIPLEX
BUILDING SIZE	±1,968 SF
YEAR BUILT	1958
PARCEL NO	36304.3117

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

**KIEMLE
HAGOOD**

PARCEL HIGHLIGHTS

Layout | 2 Units: 2 Bed, 1 Bath
| 1 Unit: 1 Bed, 1 Bath
Zoning | RHD - Residential High Density (Spokane)
Carport | 3 Spaces
Improvements

- Unit 6410 - New Water Heater (2022)
- Unit 6412 - New Range (2023)
- Laundry Room - New Water Heater, Flooring, Electrical Sub-Panel (2022)
- New Washer & Dryer (2023)
- Exterior - Paint, New Gutters, Landscaping Bed & Shrubs (2022)

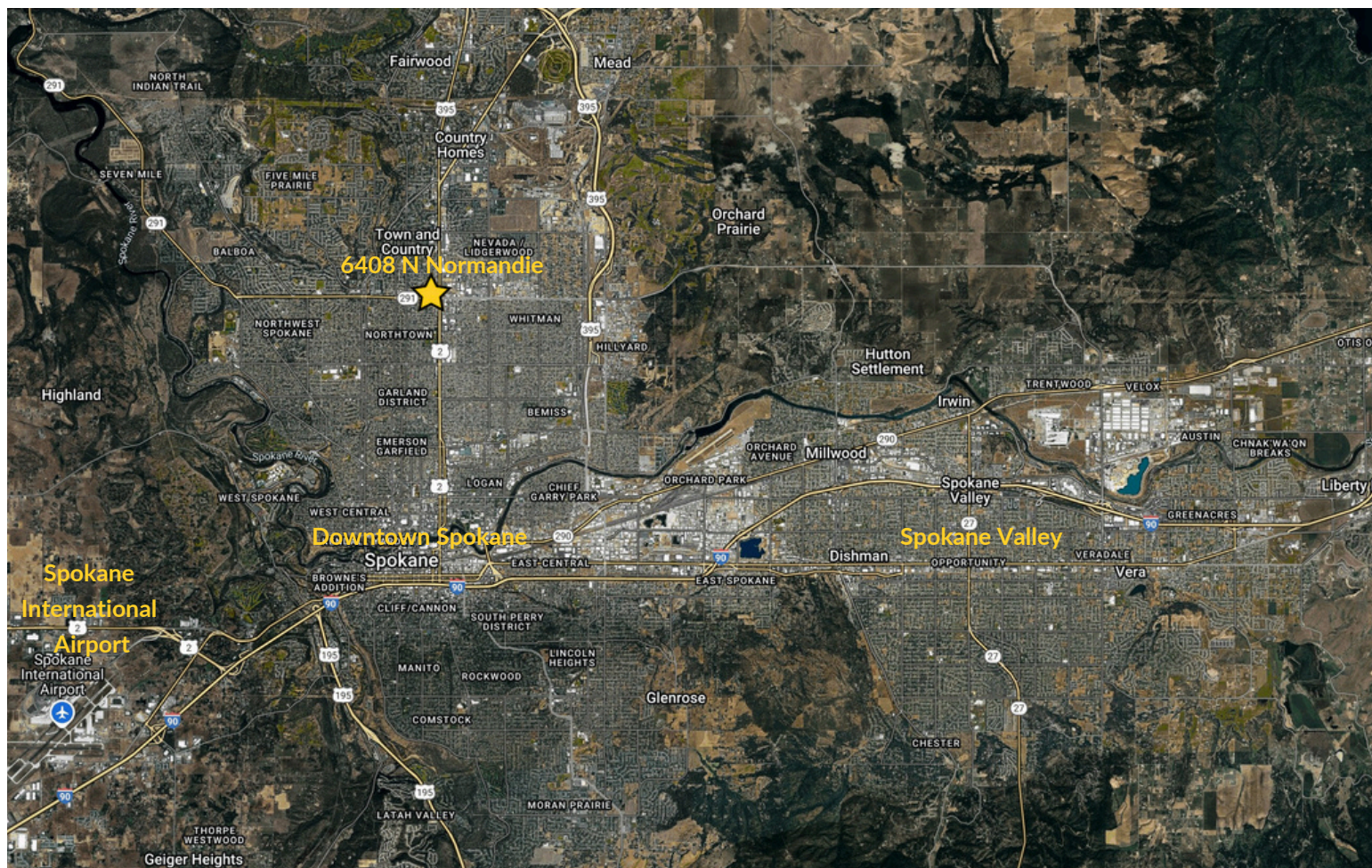
Upside potential in rents
Contact list agent for further financial information – NDA required
*Some tenants fall under section 8 housing, please contact agent for more information
Please do not disturb Tenants. Access to be provided upon accepted offer.
Buyer and/or Buyer’s agent to verify all aspects

UNIT	CURRENT LEASE PERIOD	UNIT INFO	CURRENT RENT (Monthly)	ADDITIONAL W/S/G CHARGE (Monthly)
6408	3/1/2025 - 2/28/2026	2 Bed 1 Bath	\$1,150.00	\$125.00
6410	4/1/2025 - 3/31/2026	1 Bed 1 Bath	\$1,100.00	\$125.00
6412	7/1/2025 - 6/30/2026	2 Bed 1 Bath	\$1,150.00	\$100.00
		Totals	\$3,400.00	\$350.00



PARCEL HIGHLIGHTS





NORTH SPOKANE TRIPLEX

6408-6412 N Normandie St, Spokane WA 99208

MARY KIENBAUM

208.770.2589 | mary.kienbaum@kiemleahagood.com

[VIEW LOCATION](#)



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others. If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814