

# FOR SALE - HISTORICAL BUILDING

OFFICE/RETAIL

820 W. 7TH AVE.  
SPOKANE, WA

DAINES CAPITAL  
COMMERCIAL REAL ESTATE



The Corbet-Aspray House has been home to Campbell & Bissell PLLC Attorneys & Counselors at law since 2013. The building is laid out neatly for a professional office use with an income producing Tenant on a MTM lease. Or the space could be converted into an event center or a bed and breakfast.

## OFFERING SUMMARY

<b>Price</b>	\$1,400,000
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<b>\$/SFT</b>	\$187.70/SFT
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<b>Total SFT</b>	7,459 SFT
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<b>Available</b>	Now
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**PROPERTY VIDEO - CLICK HERE**

**WALKTHROUGH VIDEO - CLICK HERE**

**STEVEN DAINES**  
**SETH PETERSON**

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## PROPERTY DETAILS

New improvements include a new roof, new floors, new paint, and a new boiler. Also included is a commercial kitchen and spacious basement.

<b>LAND AREA</b>	0.47 AC	<b>ZONING</b>	RHD-70	<b>YEAR BUILT</b>	1908
<b>OFFICES</b>	10	<b>APN</b>	35193.0005	<b>RENOVATED</b>	2013/2025
<b>CONFERENCE ROOMS</b>	2	<b>CONSTRUCTION</b>	MASONRY	<b>HISTORICAL REGISTER</b>	6/16/1999
<b>CLASS</b>	B	<b>ARCHITECT - BUILDER</b>	KIRTLAND K. CUTTER		

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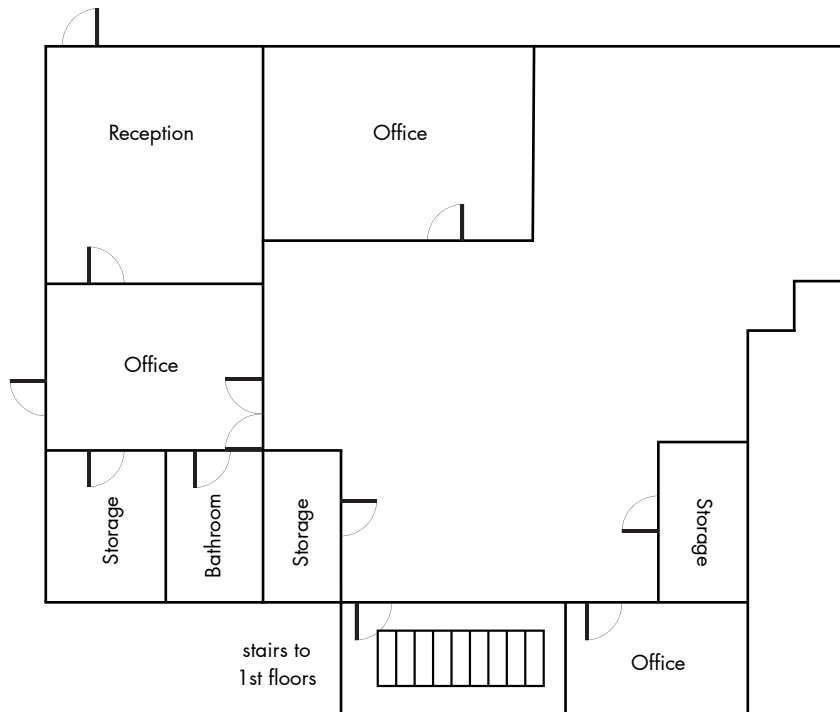
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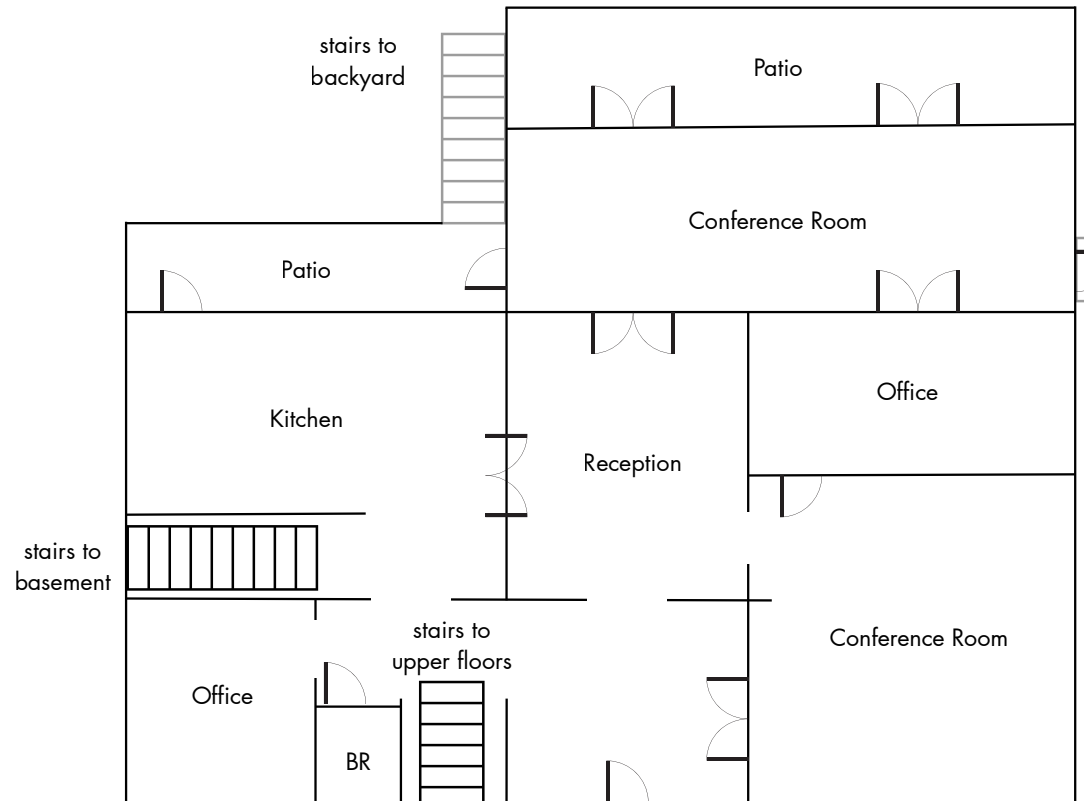


## FLOOR PLANS

### BASEMENT



### 1ST FLOOR



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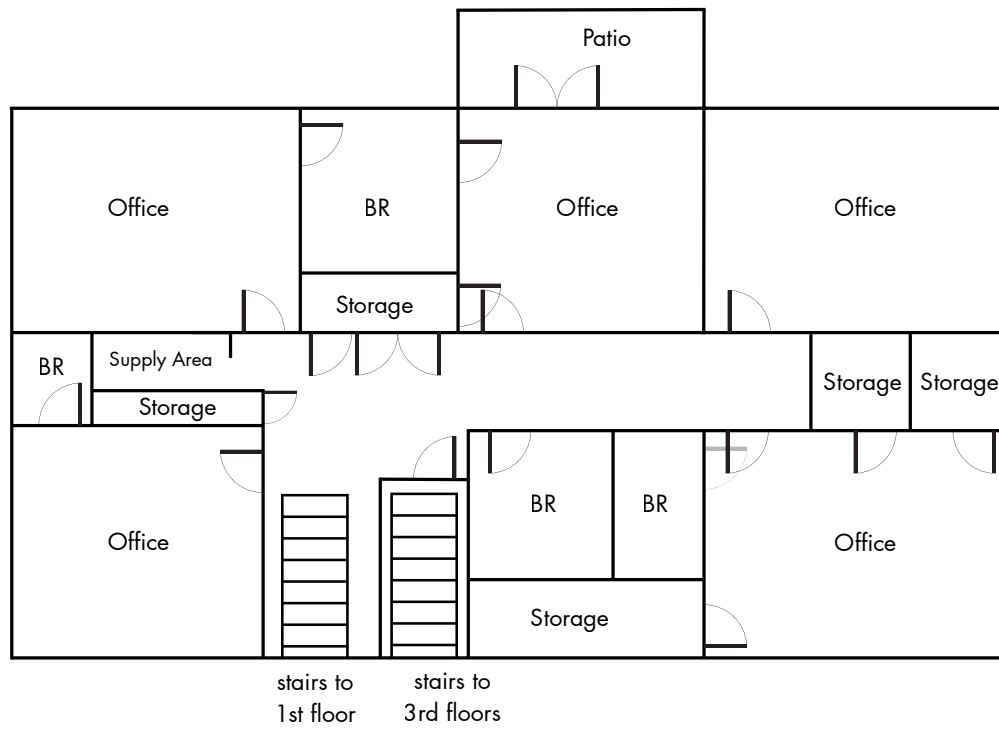
# FOR SALE - HISTORICAL BUILDING

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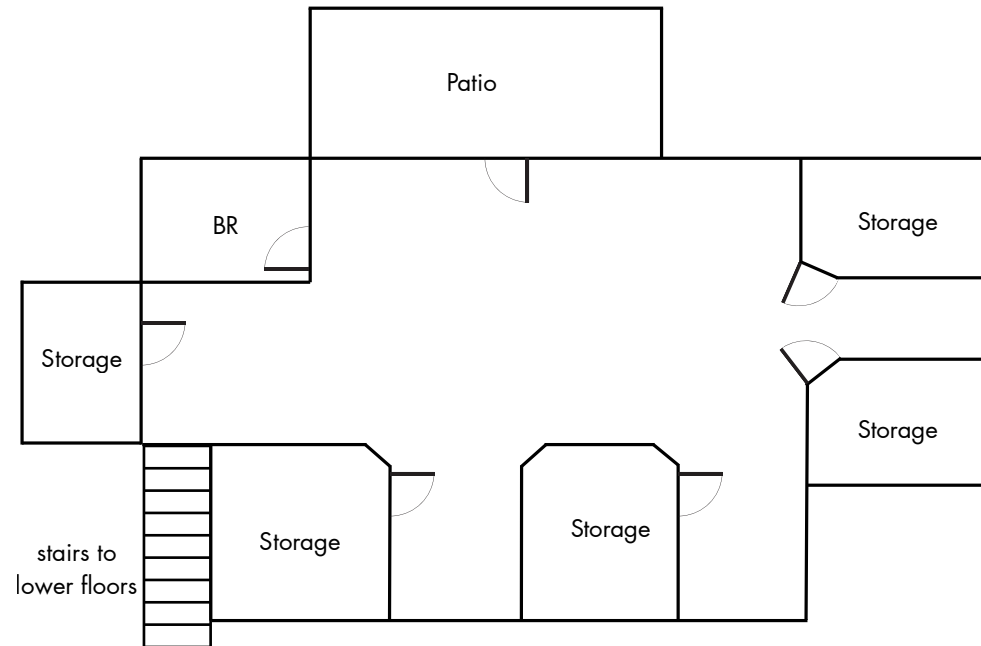
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## FLOOR PLANS

### 2ND FLOOR



### 3RD FLOOR





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The logo for Daines Capital, featuring a stylized 'DC' monogram in white on a dark blue background, with decorative wavy lines to the left and right.  
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**POTENTIAL ONSITE  
PARKING PLAN  
29 STALLS**

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## POTENTIAL INVESTMENT PROFORMA

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<b>Total SFT</b>	7,459 SFT
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<b>Lease Rate</b>	\$16 SFT/YR/NNN
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<b>NOI</b>	\$119,344
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<b>Cap Rate</b>	8.5%
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<b>Purchase Price</b>	\$1,400,000
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# FOR SALE - HISTORICAL BUILDING

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SPOKANE, WA**

The logo for Daines Capital Commercial Real Estate, featuring a stylized 'DC' monogram in white on a dark blue background, with the company name in a sans-serif font below it.  
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## **820 W. 7TH AVE. SPOKANE, WA**

*Size: 7,545 SFT*

*Lease Rate: \$16/SFT/YR*

*Lease Type: NNN*

*Land Area: 0.47 AC*

*Built: 1908*

*Renovated: 2013/2025*



## **1717 W 6TH AVE. SPOKANE, WA**

*Size: 10,400 SFT*

*Lease Rate: \$14-22.60/SFT/YR*

*Lease Type: NNN*

*Land Area: 0.85 AC*

*Built: 1999*



## **705 W 7TH AVE. SPOKANE, WA**

*Size: 20,180 SFT*

*Lease Rate: \$21.29/SFT/YR*

*Lease Type: FS*

*Land Area: 2.85 AC*

*Built: 1980*



## **707 W 7TH AVE. SPOKANE, WA**

*Size: 21,230 SFT*

*Lease Rate: \$24.32/SFT/YR*

*Lease Type: FS*

*Land Area: 1.55 AC*

*Built: 1980*



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## DEMOGRAPHICS

	1 MILE	3 MILE
Population	19,326	104,404
Households	10,456	45,630
Median Age	40	37
Median HH Income	\$42,177	\$54,814
Daytime Employees	58,966	105,517
Population Growth '24-'29	7.02%	6.67%
Household Growth '24-'28	7.69%	7.11%

## COLLECTION STREET

## CROSS STREET

## TRAFFIC VOL

S. Monroe St.	W. 8 <sup>th</sup> Ave. S	12,134
S. Lincoln St.	W. 9 <sup>th</sup> Ave. N	9,526
S. Lincoln St.	W. 6 <sup>th</sup> Ave. S	8,213

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