

FOR SALE



TRIPLEX PROPERTY

6408-6412 N Normandie St | Spokane WA 99208



OFFERING PRICE

\$449,000

BUILDING TYPE

| TRIPLEX

BUILDING SIZE

| ±1,968 SF

YEAR BUILT

| 1958

PARCEL NO

| 36304.3117

ZONING

| RHD - Residential High Density (Spokane County)

MARY KIENBAUM

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KIEMLEHAGOOD

PARCEL HIGHLIGHTS

Layout | 2 Units: 2 Bed, 1 Bath

| 1 Unit: 1 Bed, 1 Bath

Carport | 3 Spaces | Used by Tenants

Detached Garage | Used by current owner only, can be available for new owner's use

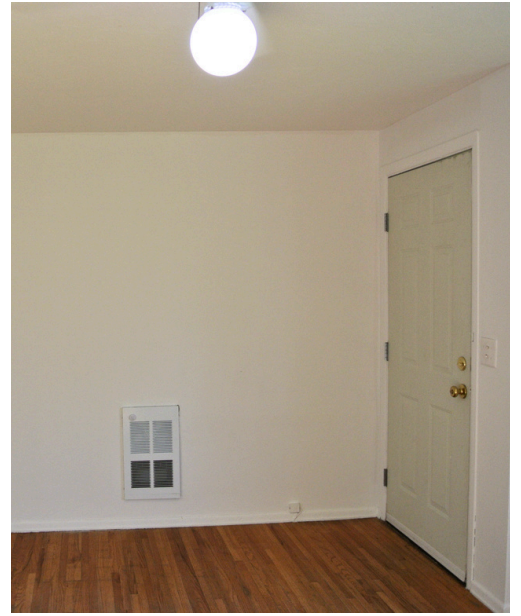
Zoning | RHD - Residential High Density (Spokane County)

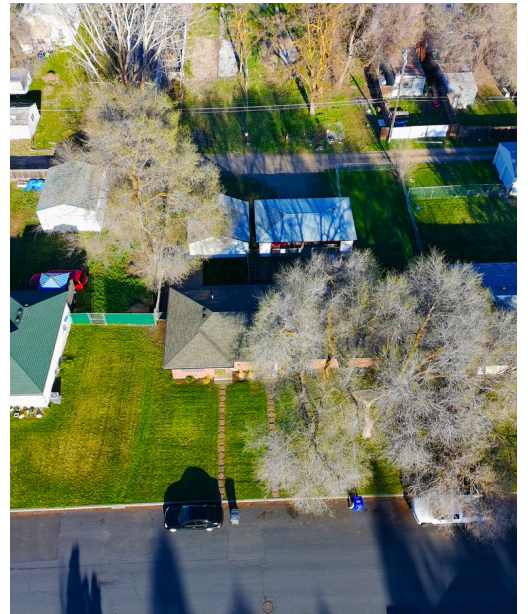
Improvements

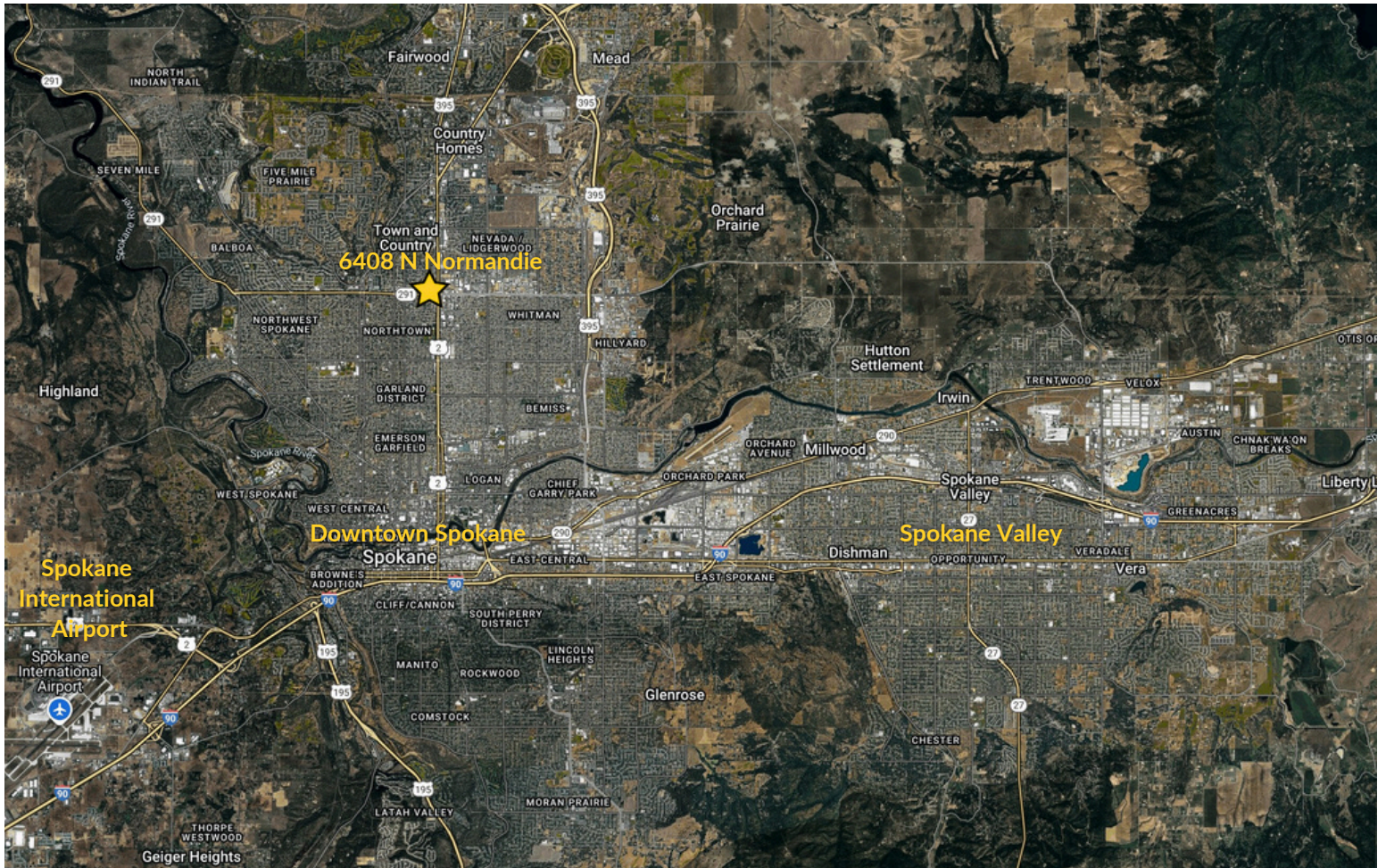
- Unit 6410 - New Water Heater (2022)
- Unit 6412 - New Range (2023)
- Laundry Room - New Water Heater, Flooring, Electrical Sub-Panel (2022)
- New Washer & Dryer (2023)
- Exterior - Paint, New Gutters, Landscaping Bed & Shrubs (2022)
- ▷ Upside potential in rents
- ▷ Contact list agent for further financial 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 - 2/28/2027	2 Bed 1 Bath	\$1,200.00	\$125.00
6410	4/1/2025 - 3/31/2027	1 Bed 1 Bath	\$1,100.00	\$125.00
6412	7/1/2025 - 6/30/2027	2 Bed 1 Bath	\$1,150.00	\$100.00
		Totals	\$3,450.00	\$350.00









NORTH SPOKANE TRIPLEX

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[VIEW LOCATION](#)



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OFFICE LOCATIONS

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

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