OFFICE/RETAIL

820 W. 7TH AVE. SPOKANE, WA 99204





### **OFFERING SUMMARY**

Price	\$1,625,000
\$/SFT	\$215.55/SFT
Building SFT	7,539 SFT
Land Area	20,215 SFT
APN	35193.0005

#### **PROPERTY OVERVIEW**

# of Offices - 10

# of Conference Rooms - 2



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### **Property Summary**

Year Built	1908
Renovated	2013
Zoning	RHD-70
Architect - Builder	Kirtland K. Cutter
Historical Register	6/16/1999

#### **PROPERTY OVERVIEW**

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.

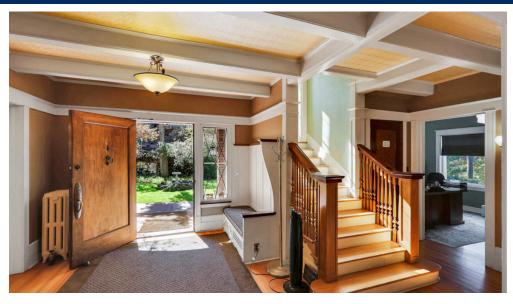
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DEMOGRAPHICS	1 MILE	3 MILE
Population	19,326	104,404
Households	10,456	45,630
Median Age	40	37
Median HH Income	\$42,1 <i>77</i>	\$54,814
Daytime Employees	58,970	105,51 <i>7</i>
Population Growth '24-'29	7%	6.67%
Household Growth '24-'28	7.7%	7.1%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
S. Monroe St.	W. 8th Ave. S	12,100
S. Lincoln St.	I-90 North	8,420
I-90	S. Wall St. E	7,658

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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