

1402-1404 W Cora Court Spokane, Washington



Low maintenance and well cared for duplex on the north hill with view overlooking downtown. Close access to all services north and south. Central air, forced air gas heat and washer/dryer hookups attract and retain residents. Each unit comes with a single car garage and the yard is small, has no grass and is easy to maintain. The 3br/2ba units are a spacious \pm 1200 square feet. This property has one adjacent sister property that can be purchase as well. All units are currently occupied.



Description

Property Type: **Duplex**
 Address: **1402-1404 W Cora Court
 Spokane, WA 99205**
 Parcel No.(s): **25014.4318**

[Click Here for Map](#)

Sale Information

Asking Price: **\$ 455,000**
 Financing: **Cash to seller**
 Terms:

Monthly Fixed Expense

RE Tax: **282**
 Insurance: **142**
 Utilities: **125**
 -
Total: 549

Building Information

Year Built: **1979**
 No. of Floors: **Two**
 Project type: **Purpose built duplex**
 Roof: **Pitched Composition**
 Exterior: **T-111**
 Type Heat: **Forced Air Gas. Central A/C**
 Washer/Dryer: **Hookups**
 Carports/Garages: **1 single car garage each.**
 Utilities: **Tenants pay heat, lights and hot water.**

Unit Mix

	Qty	Sq. Ft. \pm	Current Rent/Mo	Annual
3br/2ba	1	1239	1,775	21,300
3br/2ba	1	1239	1,900	22,800
Totals:	2	2,478	3,675	44,100

Features

Views!
Garages
Outstanding Location
Small Yard/No Grass
Individually Metered
Washer/Dryer Hookups
Gas Heat / Central Air
Dishwasher

Land Information

Sq. Footage: **5,784** Sq. Ft. \pm **0.13** Acres \pm
 Topography: **Slope South**
 Zoning: **R-1**
 Sewer: **City of Spokane**
 Water: **City of Spokane**
 Power: **Avista**
 Refuse: **City of Spokane**
 Area: **North Spokane**

Information is deemed reliable but not guaranteed.

No representations or warranties are expressed or implied.

Broker shall not be responsible for changes, errors or omissions.

All measurements are for convenience only.

All critical investigations must be done by purchaser.

Jay Overholser
Multi-Family Broker
SDS Realty, Inc.
509.462.9304
jay@sdsrealty.com