

Investment Offering 9 Units Opportunity Zone

Multi-Family Investment - Low-Rise Apartment Complex

# 1414 N. Lincoln Street

Spokane, WA 99201

ASKING PRICE

## \$950,000

\$105,555 per unit

BUILDING SIZE

### 8,451 SF

LOT SIZE

### 0.16 AC

BUILT / RENOVATED

### 1905 / 2024

PARKING RATIO

### 1.18 / 1,000 SF



**Downtown Spokane** — Steps from Riverfront Park, Gonzaga University & North Bank dining district

★ OPPORTUNITY ZONE

PROPERTY DETAILS

<b>SALE TYPE</b> <b>Investment</b> Income Property	<b>TOTAL UNITS</b> <b>9 Units</b> Mixed Unit Types	<b>BUILDING CLASS</b> <b>Class C</b> Value-Add Potential	<b>APT. STYLE</b> <b>Low-Rise</b> Residential Scale
<b>BUILDING SIZE</b> <b>8,451 SF</b> Gross Building Area	<b>LOT SIZE</b> <b>0.16 AC</b> ~7,100 SF	<b>YEAR BUILT</b> <b>1905</b> Renovated 2024	<b>PARKING RATIO</b> <b>1.18/1K</b> Per 1,000 SF

UNIT MIX

TYPE	UNITS
Studio	1
1 Bed / 1 Bath	7
2 Bed / 1 Bath	1
<b>Total</b>	<b>9 Units</b>

INVESTMENT HIGHLIGHTS

- **Renovated in 2024** — modernized systems and finishes with historic 1905 character
- **Original architectural details** — exposed wood beam ceilings, original tile fireplace
- **Prime Spokane location** — walkable to downtown, Gonzaga, and Spokane River
- **Attractive price per unit** at \$105,555 with strong rental demand in the submarket
- **New boiler installed in 2026**

RENT ROLL SUMMARY

UNIT	TYPE	STATUS	RENT/MO
1	1BD/1BA	Occupied	\$1,150
2	1BD/1BA	Occupied	\$1,000
3	2BD/1BA	Occupied	\$1,250
4	1BD/1BA	Occupied	\$1,050
5	Studio	Occupied	\$875
6	1BD/1BA	Occupied	\$1,050
7	1BD/1BA	Occupied	\$1,000
8	1BD/1BA	Occupied	\$1,000
9	1BD/1BA	Occupied	\$1,000
<b>Total (9 Units)</b>		<b>100% Occupied</b>	<b>\$9,375/mo</b> · \$112,500/yr

Robert Sherwood

AMPLIFY REAL ESTATE SERVICES

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