

Office Condo For Sale - Investment Opportunity

// **312 W SPRAGUE AVE**

Spokane, WA 99201



// PRESENTED BY:

CORY BARBIERI
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// PROPERTY SUMMARY



PROPERTY DESCRIPTION

- Office Condo For Sale in Downtown Spokane!
- Long Term NNN Lease in Place
- 7.3% Cap Rate
- Beautifully renovated office condo in the historic Morgan Building
- 5 Offices
- Conference Room and Kitchenette
- Includes Additional Storage Space
- Parcel #35184.2913
- Seller Financing Available

SPACES	PRICE		SPACE SIZE	
For Sale	\$425,000		2,328 SF	
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE	
Total Households	546	1,884	7,637	
Total Population	808	2,553	14,071	
Average HH Income	\$23,389	\$31,514	\$41,288	

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// ADDITIONAL PHOTOS



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// ADDITIONAL PHOTOS



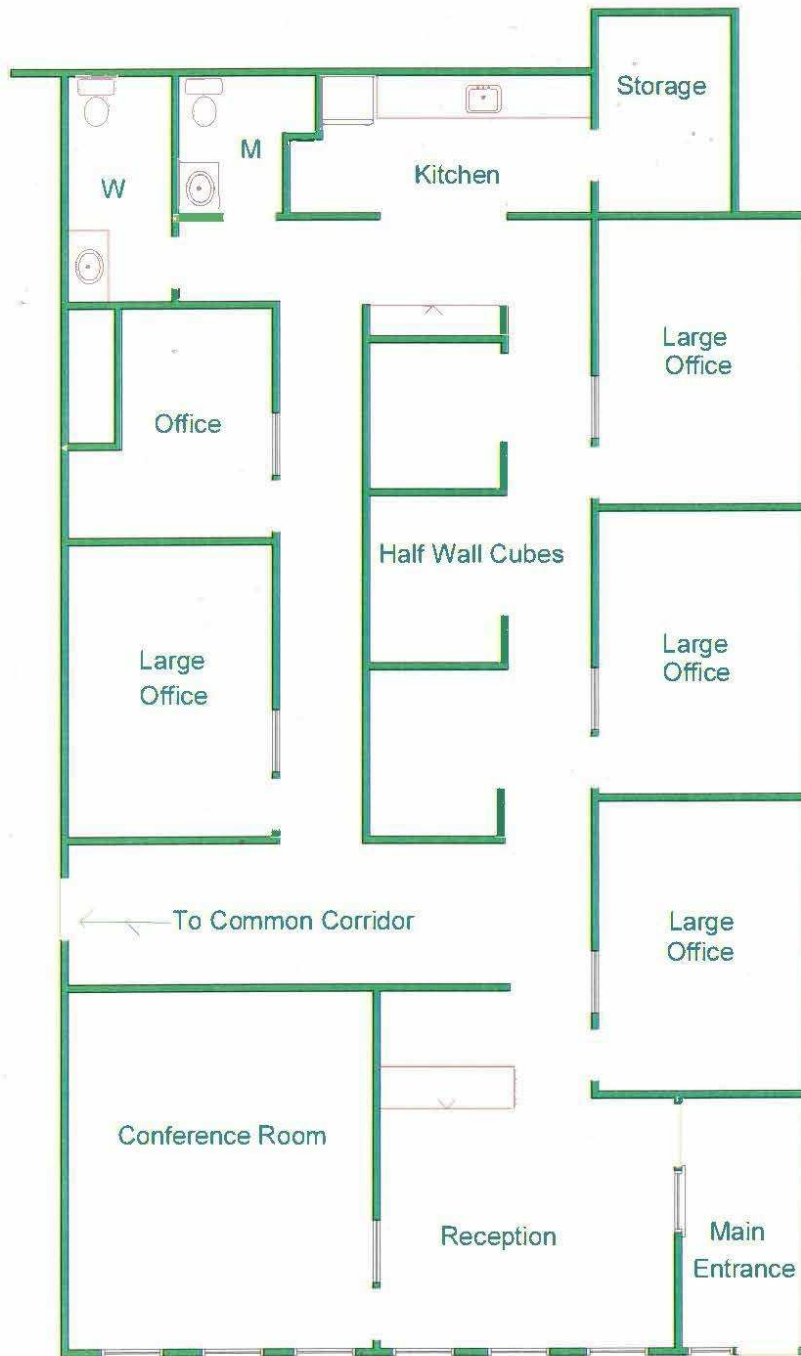
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// FLOOR PLAN



312 W Sprague

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// RETAILER MAP



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