



**\$340,000**  
2012 N Ruby St, Spokane, WA 99207

4 Beds · 1.5 Baths · 2,234 Square Feet

Updated property on North Ruby! This 4+ BR, 1.5 BA home is offered fully furnished and is perfect as a single family rental, room rentals, for traveling nurses, college kids, a short term rental, or? New white shaker kitchen with apps, updated baths, new flooring and paint, and more. The main floor has 1BR, an office (no closet), living/dining, and kitchen. 3BR, 1BA up. Finished bsmt has a half bath, family room, exercise room, and laundry. It could potentially be a private suite by adding a shower. Walking/bike distance to Gonzaga and Great Northern University, and it is on a bus route. Lots of stores and restaurants close by. Zoned GC-70, which allows for a variety of commercial, office, and residential uses. It would be a fantastic home/office property with high visibility, or for an insurance agent, a law office, etc. WSDOT says the average daily traffic count is 23,000 vehicles. The property was designed to be a group home, but the zoning allows for much more. Very unique property! Rents are estimated based on 4 room rentals. Commercial rents should be higher.



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All information deemed reliable, but not guaranteed.



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