

For Sale Fully Leased Investment Property Northside Office Building Near Holy Family Hospital



Investment Property – 7 Year Lease Term – Strong Regional Tenant

Mayfair Office Center

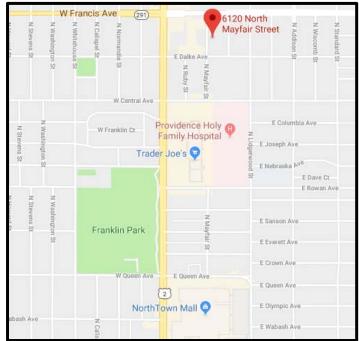
6120 N. Mayfair Street, Spokane, Washington

Property Features

- 11,919 SF +/- Office Building
 - 7,946 SF +/- Above Grade
 - 3,973 SF +/- Below Grade
- Parcel Size: 22,500 SF +/-
- Zoning: RHD-70
- Two Blocks from Holy Family Hospital
- Newer Roof & Energy Efficiency Updates
- Elevator with Complete Service Records
- 46 Parking Spaces in Well Maintained Lot
- Building Fully Leased
- 6.8 Cap Rate
- Seven Year Lease with Annual Rent Increases to Established Regional Tenant
- Tenant Has Long Term Government Contract to Provide Home Health Services in the Region
- Three 5 Year Option Clauses Could Provide a Solid Long Term Tenant
- Recent Interior Upgrades on all Three Levels

Sale Price: \$1,600,000

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