

For Sale

Investment Property

NAI Black



4601-4607 N Nevada & 923 E Hoffman

Spokane, Washington 99207

Property Highlights

- 4601 - 4607 N Nevada Building Total SF: 2,700 SF
- 4601 N Nevada: 650 SF - Leased at \$650/Month, New Storefront & Glass/Floors
- 4603 N Nevada: 710 SF - Leased at \$750/Month, Remodeled 2014, New Floors, Electrical, Lighting and Storefront
- 4607 N Nevada: 1,340 SF - Leased at 1,000/Month, Completely Remodel, Top to Bottom 2015, New Electrical, HVAC, Lighting, Restroom, Storefront & Glass
- 923 E Hoffman: 2,000 SF- Leased at \$1,500/Month
- NOI: \$35,420
- 10 Car Parks Plus Street Parking
- ADT: 22,700
- New Roof 2012
- Corner Lot
- 4,700 SF Total - Two Buildings
- Just South of Wellesley and Nevada Intersection
- Owner is a Licensed Real Estate Broker in the State of Washington

Sale Price: \$442,750



For more information

Jim Orcutt

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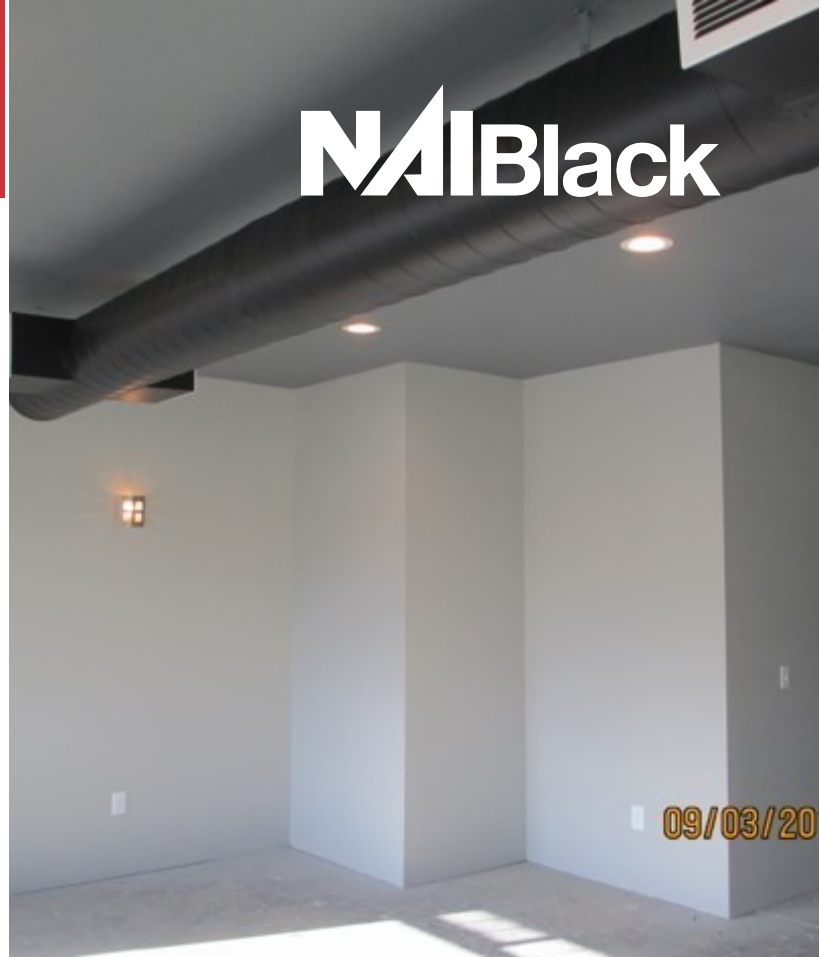
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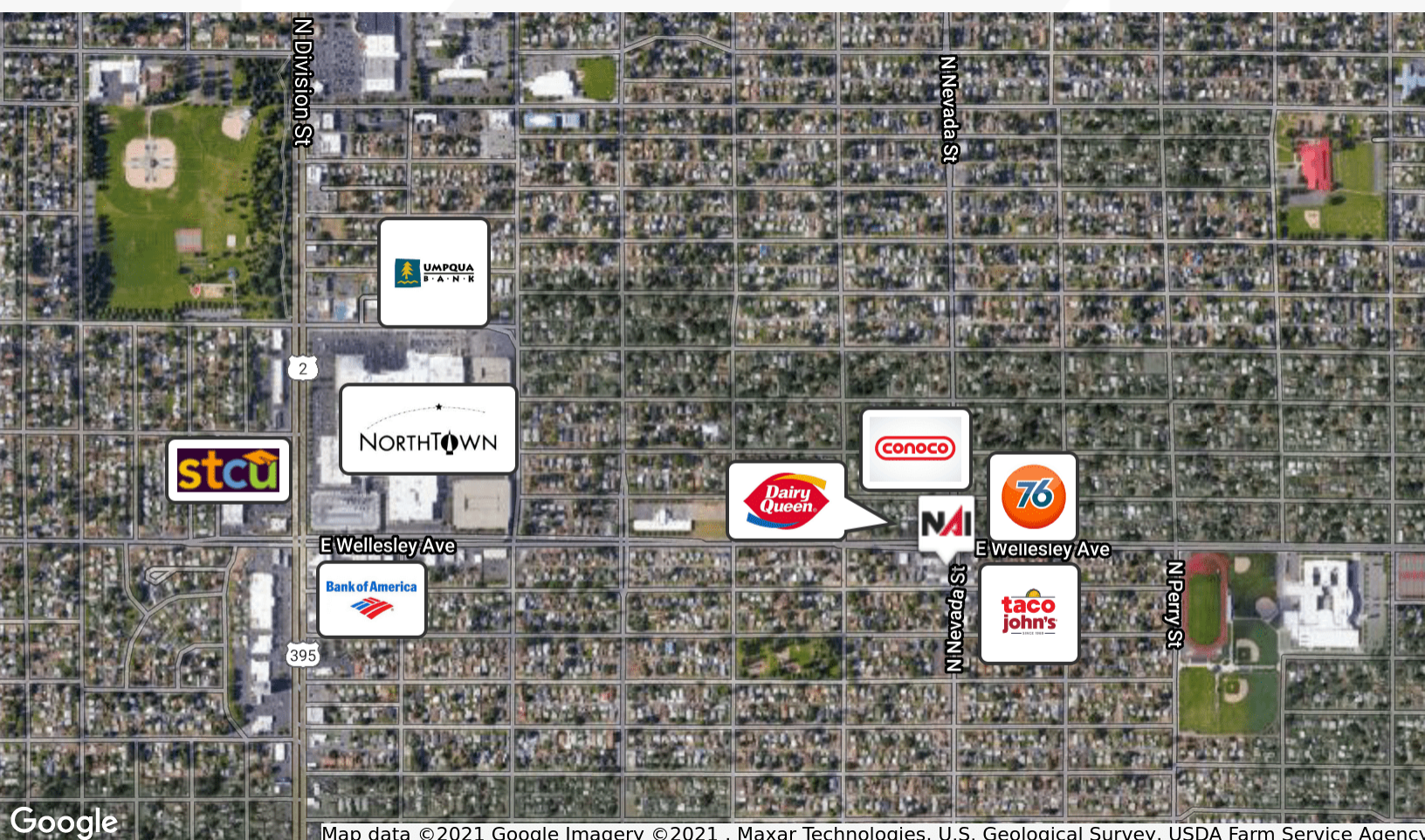


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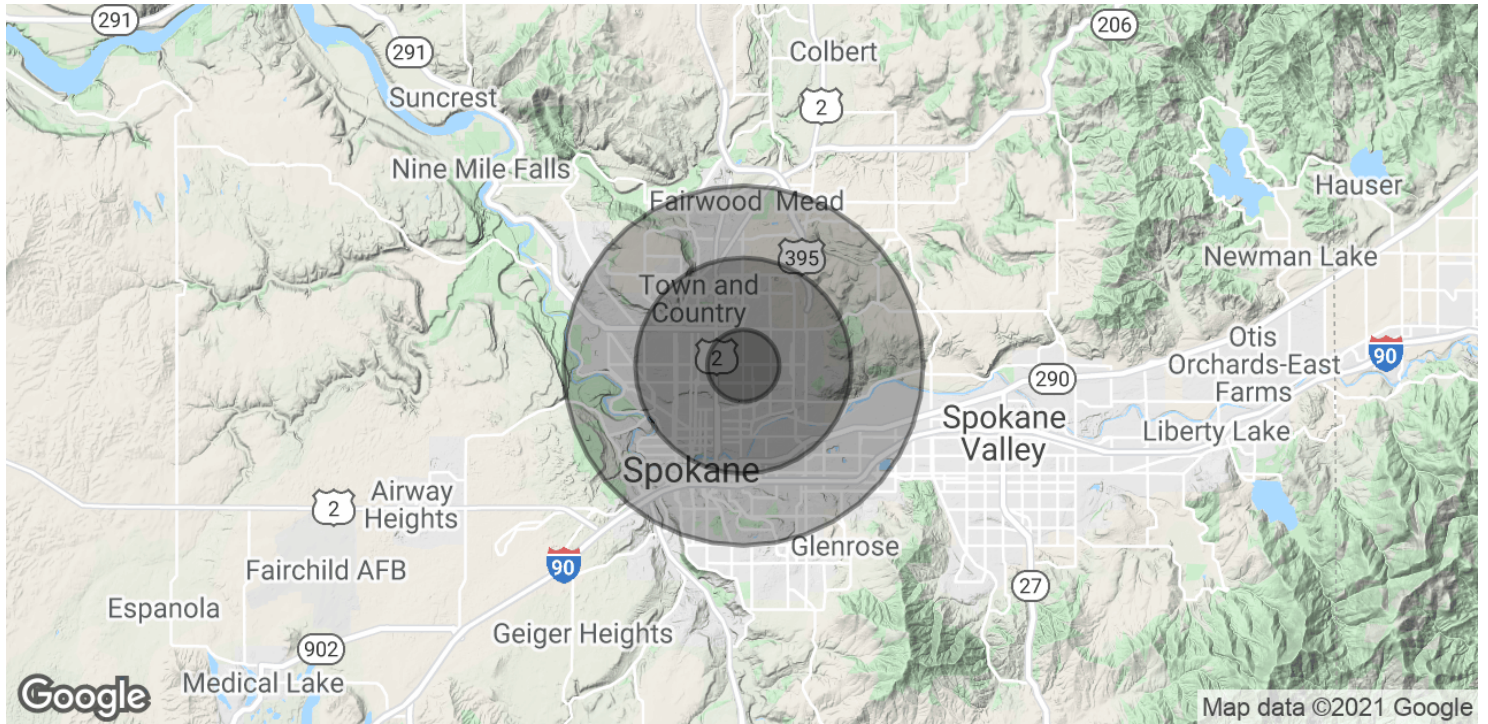


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Population	1 Mile	3 Miles	5 Miles
Total Population	22,119	121,850	228,683
Average age	32.7	31.7	34.1
Average age (Male)	30.9	31.2	33.1
Average age (Female)	34.6	32.5	35.1
Households & Income	1 Mile	3 Miles	5 Miles
Total households	8,480	49,283	94
# of persons per HH	2.60	2.38	2.34
Average HH income	\$50,888	\$55,932	\$67,254

* Demographic data derived from Esri forecast for 2020

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Income and Expenses

Annual Gross Income:	\$46,800
Vacancy Rate 3%:	<u>\$ 1,404</u>
Total Income:	\$45,396
Taxes:	\$ 3,387 Actual
Insurance:	\$ 994 Actual
Utilities (W/S/G)	\$ 2,150 Actual
Miscellaneous	<u>\$ 3,500</u> Estimate
Total Expenses	\$10,031
Net Operating Income:	\$35,365
8% Cap Rate:	\$442,000
Average NNN Rent:	\$7.52 PSF

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