

Office Condo For Sale - Investment Opportunity

// **312 W SPRAGUE AVE**

Spokane, WA 99201



// PRESENTED BY:

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## // PROPERTY SUMMARY



### PROPERTY DESCRIPTION

- Office Condo For Sale in Downtown Spokane!
- Long Term NNN Lease in Place
- 7.1% 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		
<b>For Sale</b>	\$425,000	2,328 SF		
DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE	
<b>Total Households</b>	546	1,884	7,637	
<b>Total Population</b>	808	2,553	14,071	
<b>Average HH Income</b>	\$23,389	\$31,514	\$41,288	

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## // ADDITIONAL PHOTOS



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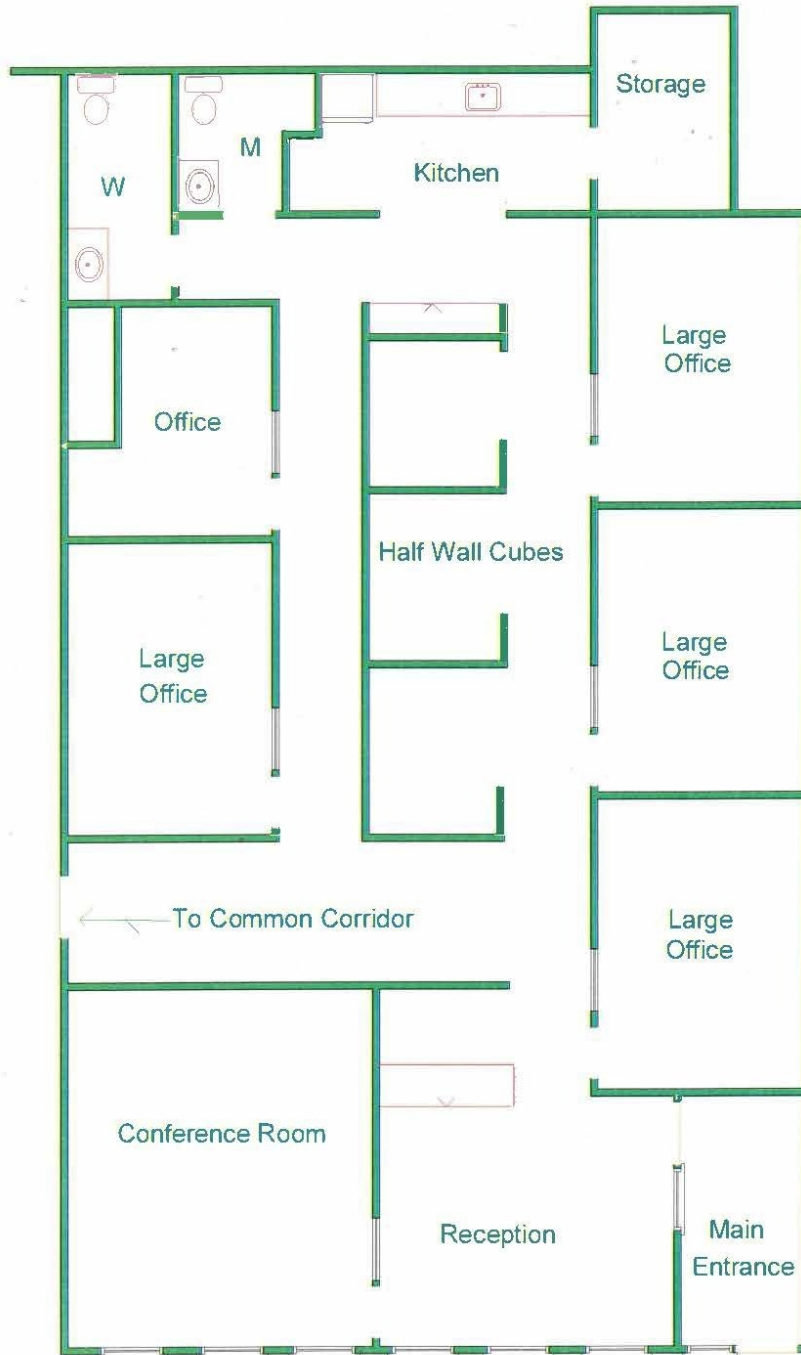
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# // FLOOR PLAN



312 W Sprague

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# // RETAILER MAP



Google

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