

INVESTMENT OFFERING

MIXED-USE BUILDING IN EXCELLENT DOWNTOWN LOCATION



411 W Cataldo, Spokane, WA 99201



The Broadview Building is a 3-story, ±30,000 SF building located on the North Bank of the Spokane River and adjacent to Riverfront Park, which is beginning a \$64 million renovation. The mixed-use building is 100% occupied with long-term leases, including 73% occupancy by GSA.

The Broadview Building has undergone more than \$3.5 million in capital improvements and upgrades since 2011. It was added to the Register of Historic Places in 2013 and years of real estate tax savings remain. The building has ample parking and strong visibility along Washington Street, one of downtown Spokane’s busiest streets.

Broadview Building Property Details

Sale Price: \$6,100,000
Land Size: Approximately 1.3 acres (56,532 SF)
Building size: ±30,000 SF
Zoning: DTG – Downtown General
Year Built: 1907
Year Renovated: 2011
Parcel Number: 35181.4410

Broadview Building 2017 Pro Forma Financial Details

Gross Rental Income:	\$579,298
Utility Reimbursement:	\$17,700
Total Gross Revenue:	\$596,998
Estimated 2017 Expenses:	\$(198,661)
Net Operating Income:	\$398,337
Value at Cap Rate 6.5%	\$6,128,261



**FOR MORE INFORMATION,
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