

For Sale

Multifamily

**NAI**Black



## 2314 W. 2nd Ave.

Spokane, Washington 99201

### Property Description

- 1,728 SF ± Tri-Plex in the Heart of Browne's Addition
- Lot Size: 0.26 Acres
- Large Vacant Lot with Potential for 12 More Units
- Rendering for 12 Units Attached
- Parcel Number: 25242.0306
- Unit Mix: 2 Two-Bedroom, One-Bath Units and One Studio

**Sale Price: \$800,000**



For more information

**John Powers**

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**Kayla Saunders**

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300

Spokane, WA 99201

509 623 1000 tel

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07.18.22

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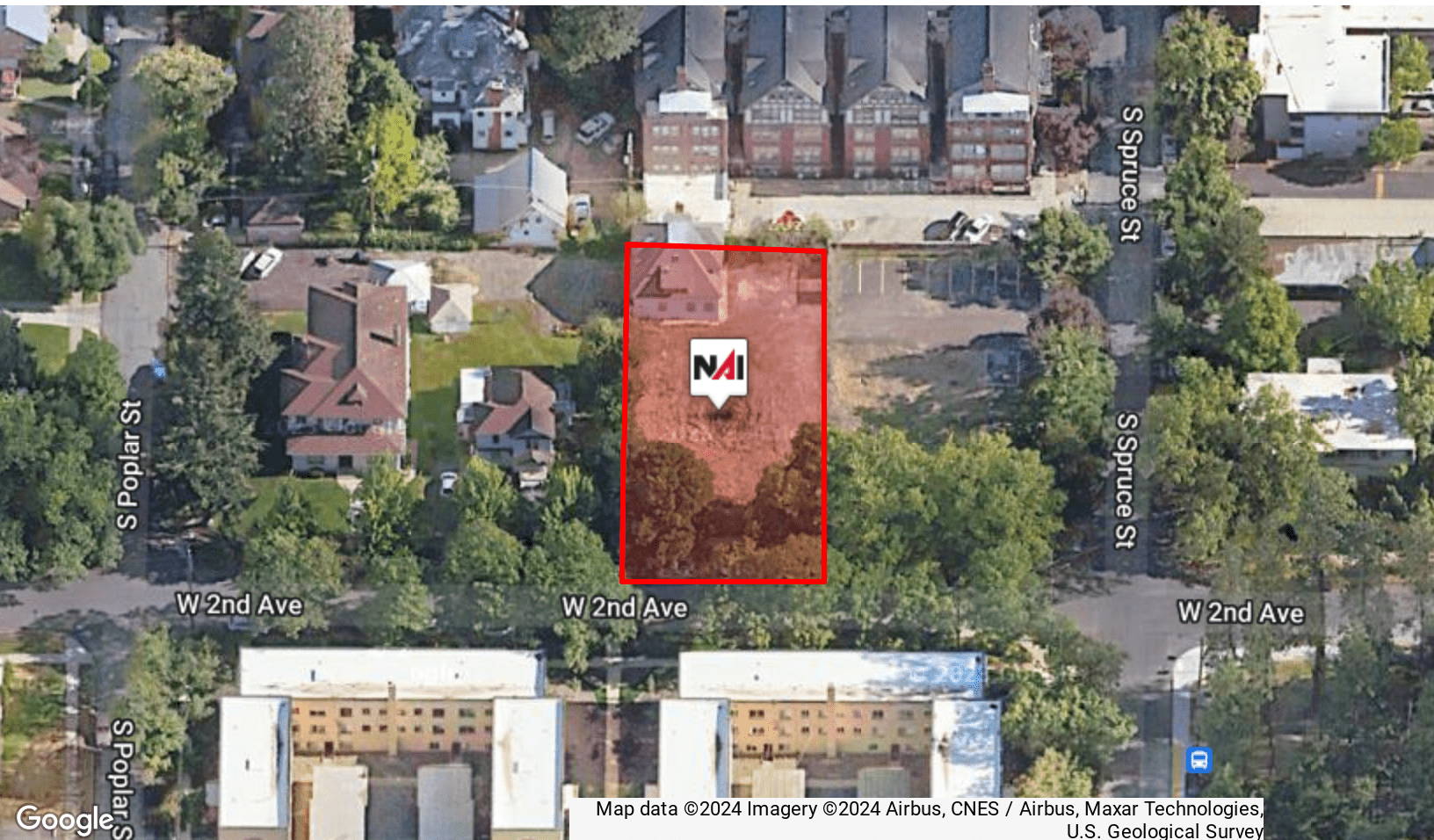
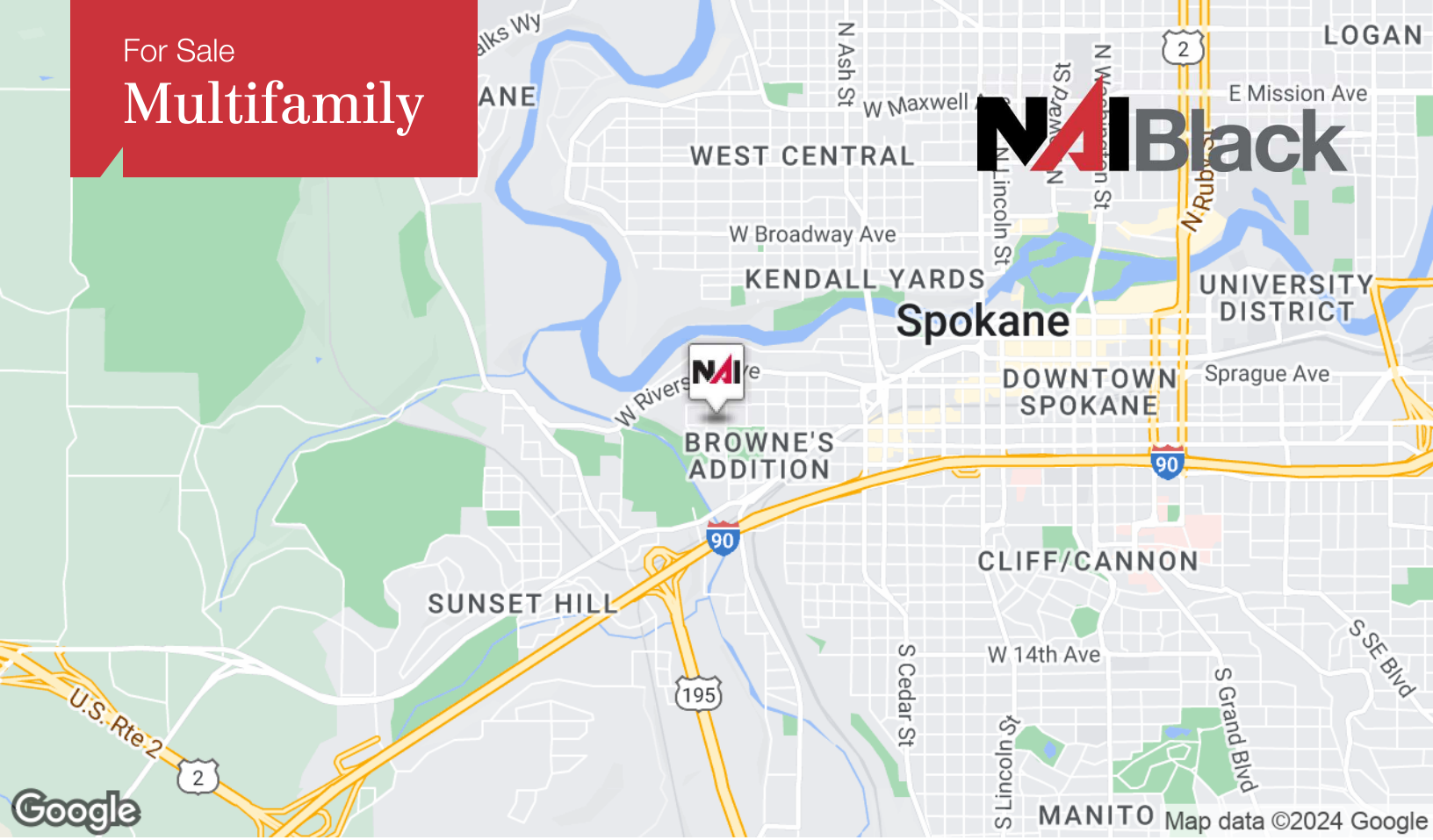
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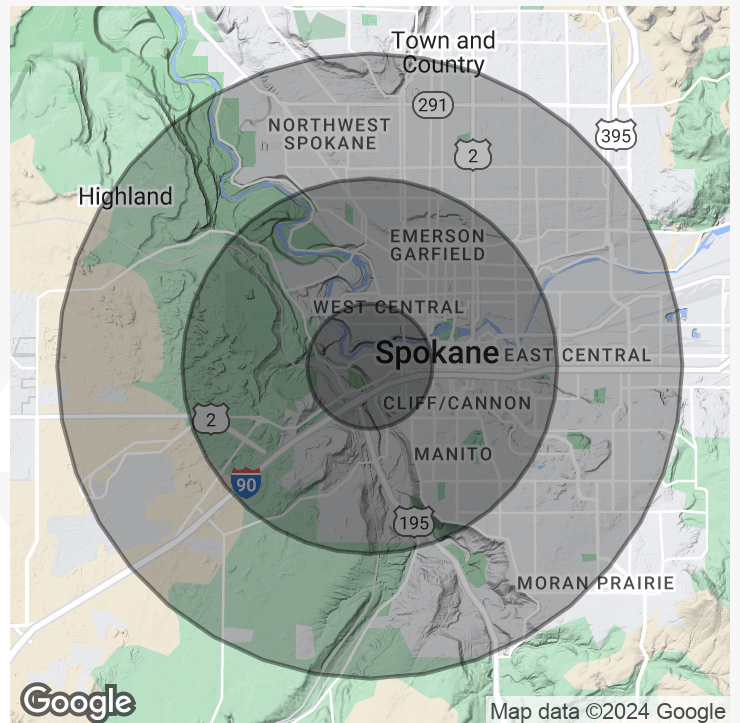
# Multifamily



Population	1 Mile	3 Miles	5 Miles
Total Population	15,070	83,177	206,153
Average Age	36.9	37.6	38.1
Average Age (Male)	37.9	36.9	37.1
Average Age (Female)	37.3	38.8	39.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	7,903	83,177	206,153
# of Persons per HH	1.81	2.12	2.32
Average HH Income	\$68,923	\$81,576	\$83,768
Average House Value	\$163,203	\$203,701	\$204,824

\* Demographic data derived from Esri forecast for 2023



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