

Multifamily Apartment Building

612 W SHARP AVE, SPOKANE, WA 99201

FOR SALE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

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BARB PIELLI

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Executive Summary

612 W SHARP AVE, SPOKANE, WA 99201



OFFERING SUMMARY

Sale Price: \$999,000

Building Size: 3,812 SF

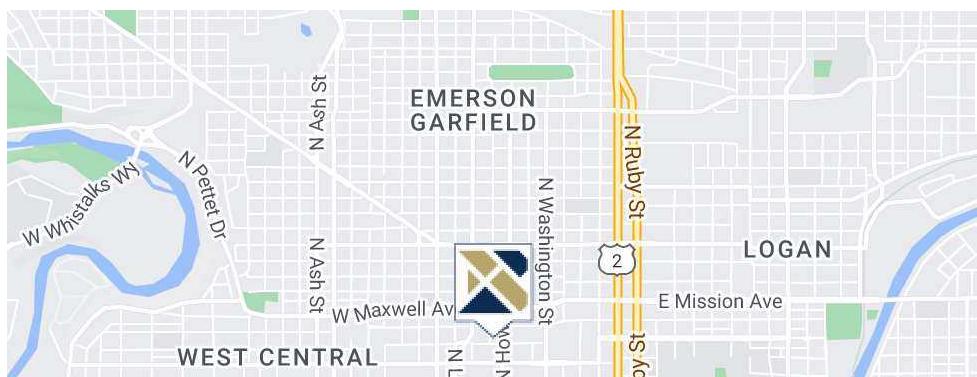
Number Of Units: 6

Renovated: 2023

Zoning: OR-55

PROPERTY OVERVIEW

Located in the heart of the action, this newly remodeled 6-unit complex is strategically situated near the Spokane Arena, offering easy access to events and entertainment. Additionally, enjoy the convenience of being close to restaurants, shopping centers, and a bus route. Higher end finishes and (LVP) flooring throughout and new water heaters for each unit. 5 spacious one-bedroom units and a cozy studio unit with views of the city. Benefit from the convenience of a separate shared laundry room, ample parking and fenced back yard. Durable brick exterior with newer roof and each unit is separately metered. Rental history is below market value, offering investors the chance to maximize returns and elevate the property's overall value.



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Additional Photos

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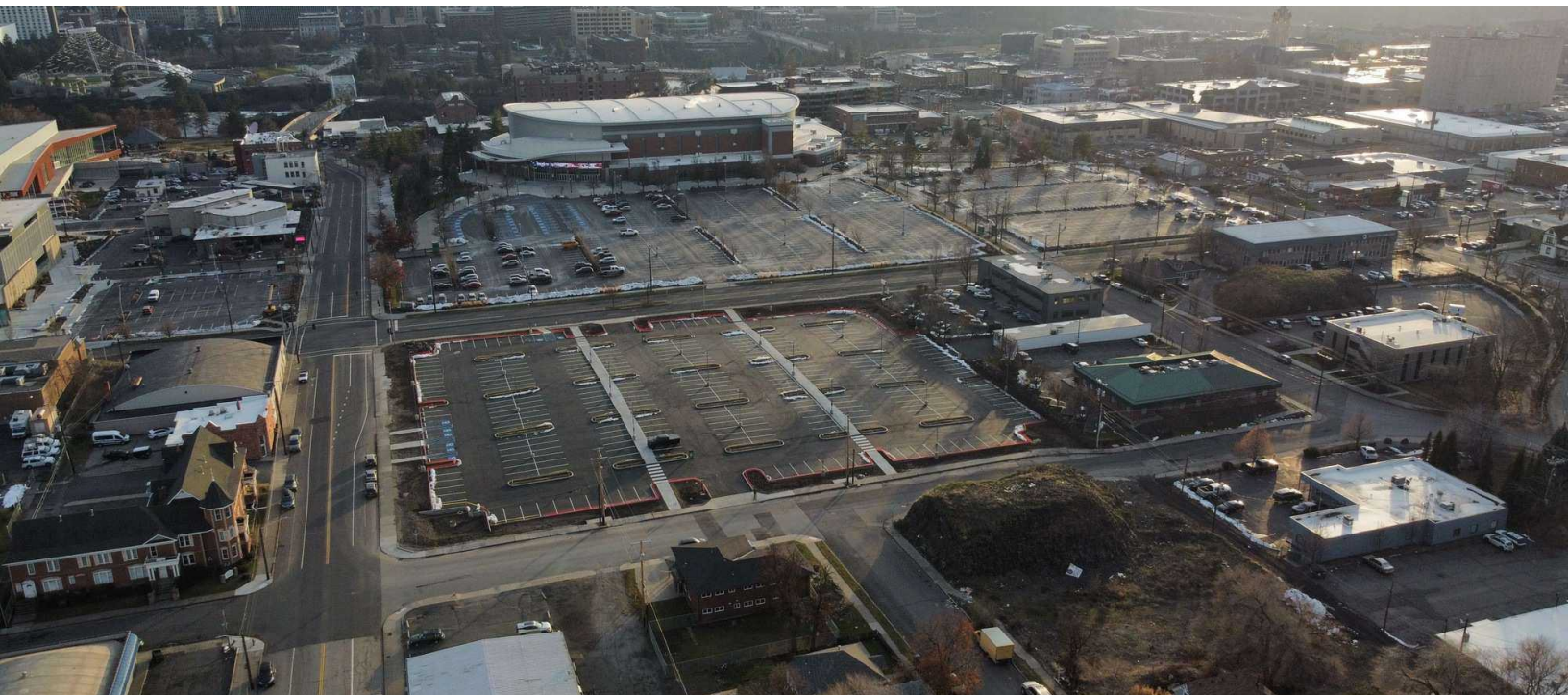
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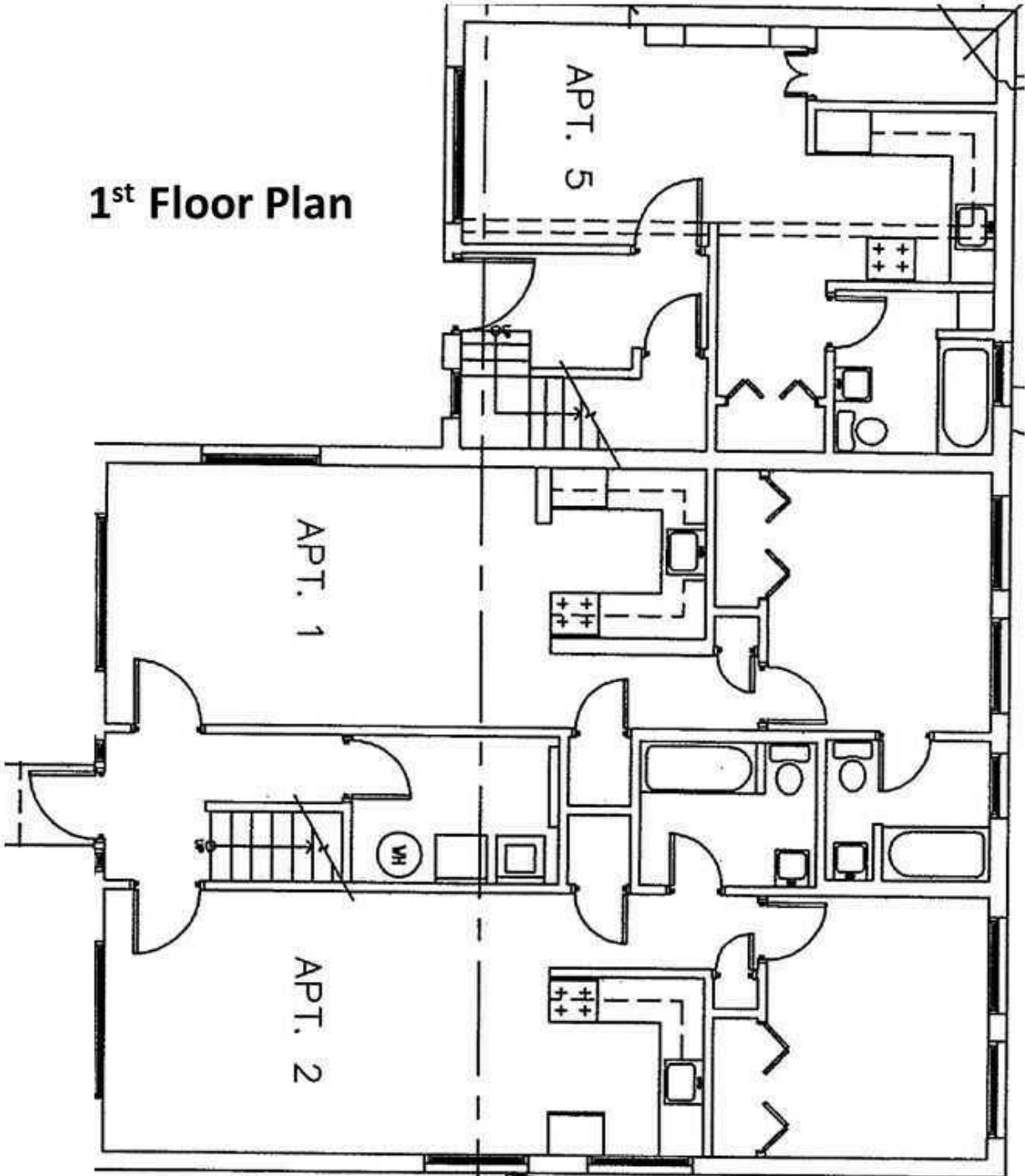
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1st Floor Plan

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1st Floor Plan

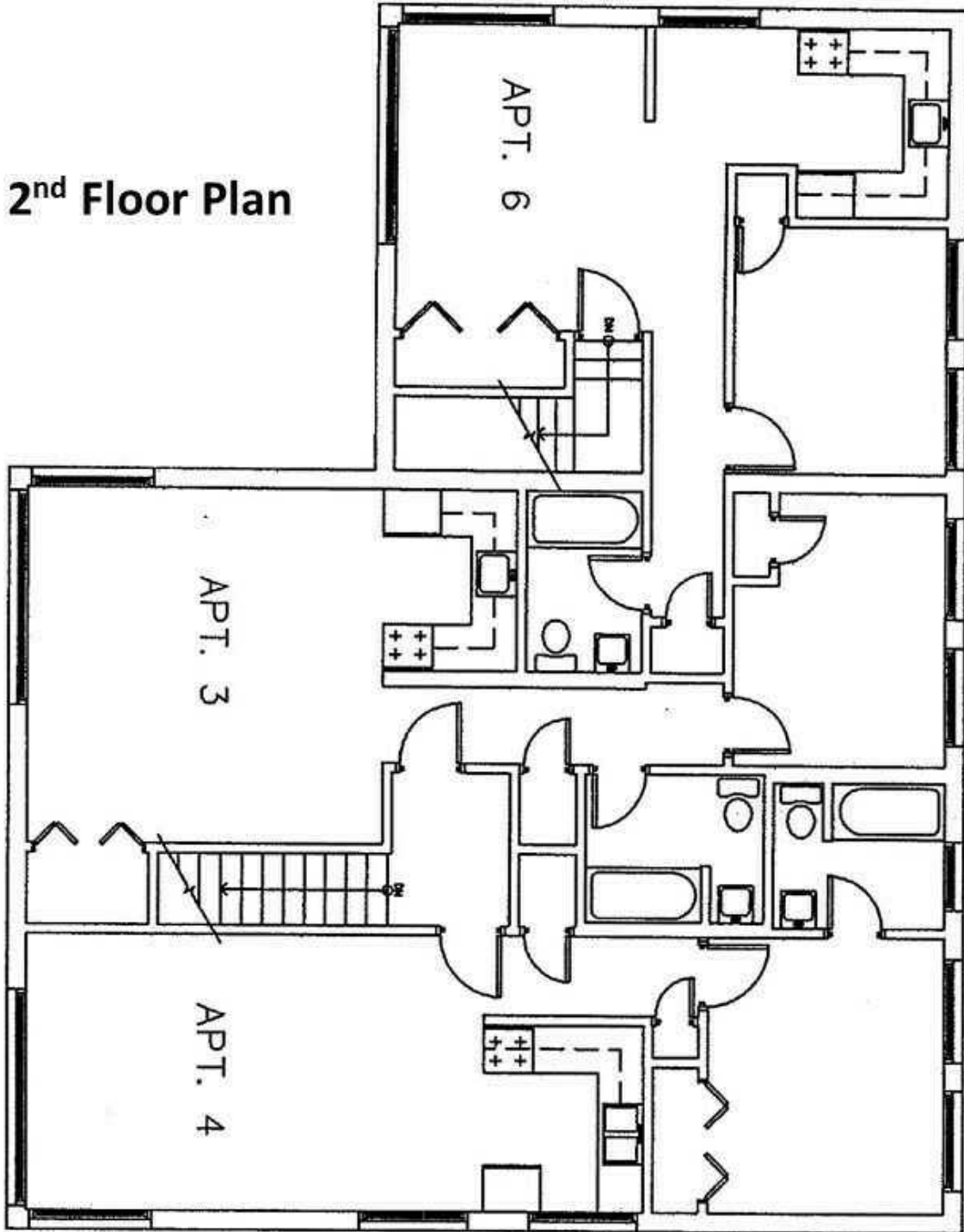


2nd Floor Plan

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2nd Floor Plan



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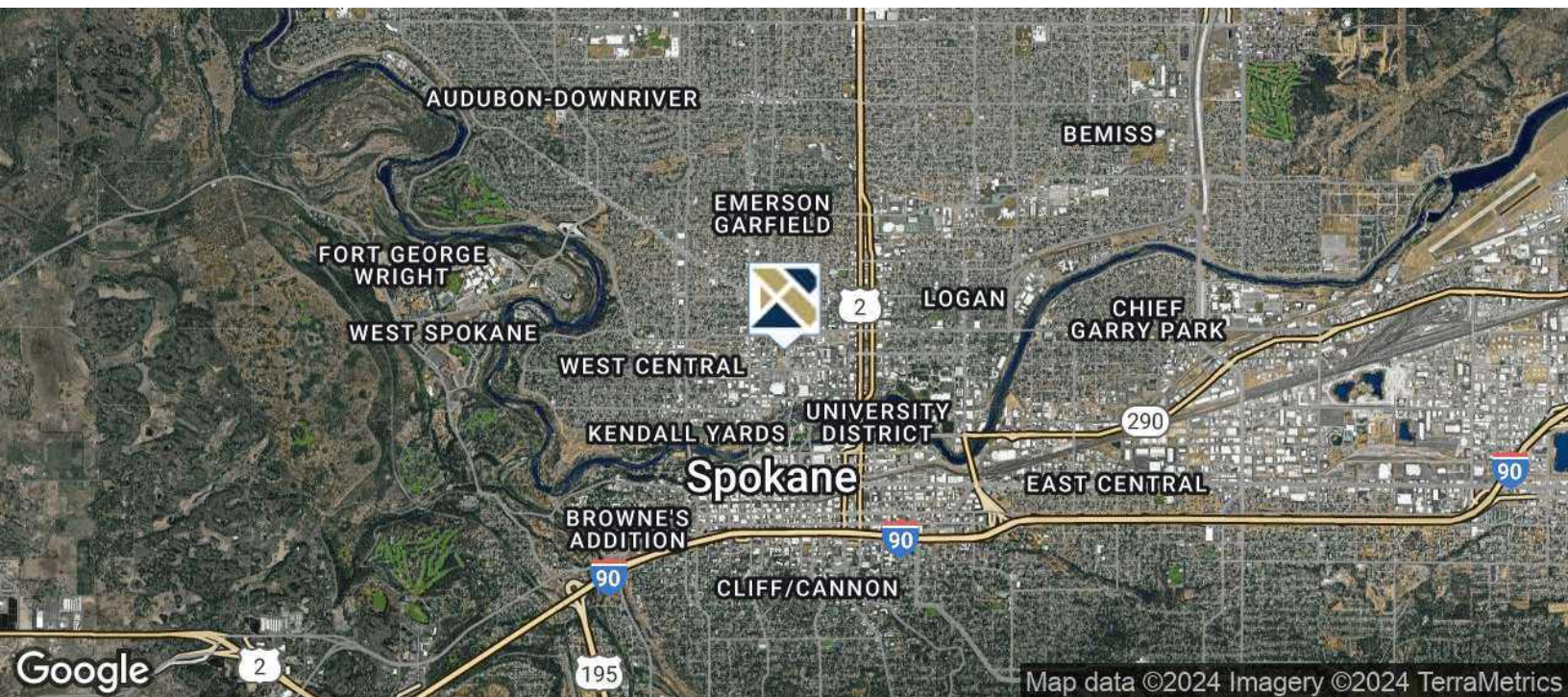
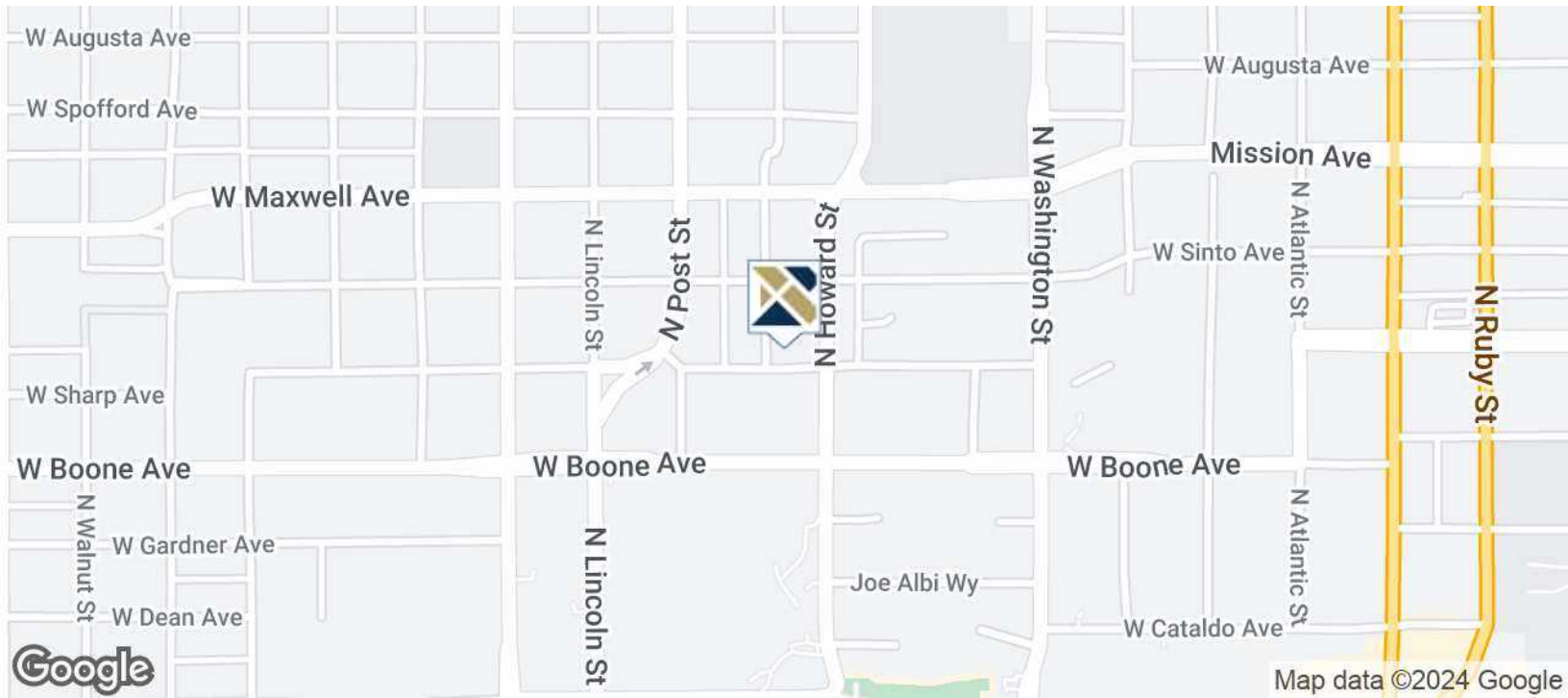
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Location Map

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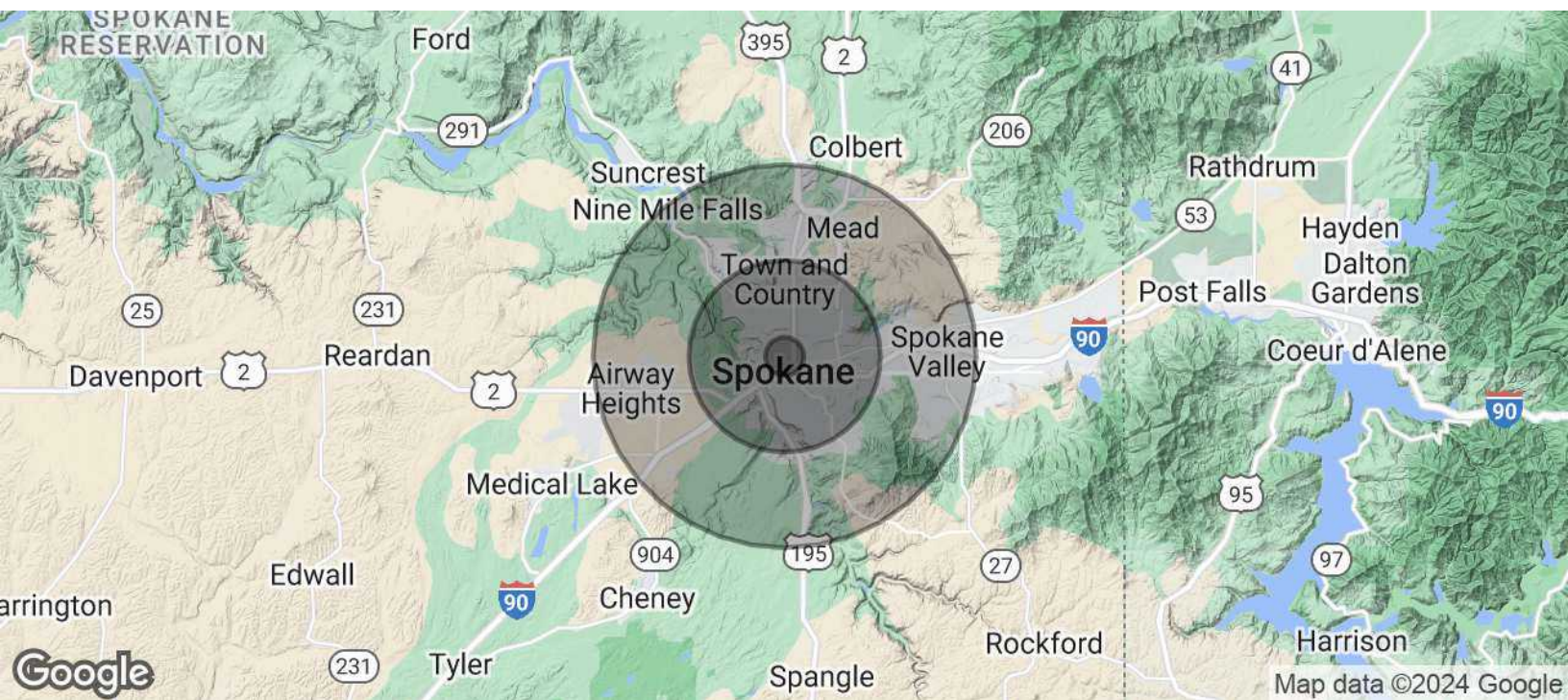
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Demographics Map & Report

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	15,483	219,787	383,724
Average Age	34.1	38.0	39.0
Average Age (Male)	33.4	36.9	37.6
Average Age (Female)	33.9	39.2	40.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6,998	99,712	166,800
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$42,167	\$65,640	\$72,621
Average House Value	\$149,876	\$202,482	\$223,303

* Demographic data derived from 2020 ACS - US Census



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