

FOR SALE



THE DOWNTOWNER MOTEL

165 S Washington Street – Spokane, WA 99201

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KIEMLE
HAGOOD

OFFERING SUMMARY

FOR SALE

165 S Washington Street – Spokane, WA 99201

THE DOWNTOWNER MOTEL

Purchase Price: ~~\$2,500,000~~ \$2,249,000

Address: 165 S Washington Street

City, State, Zip: Spokane, WA 99201

Parcel Number: 35191.0504

Building Size: ±26,270 SF

Lot Size: ±0.45 AC

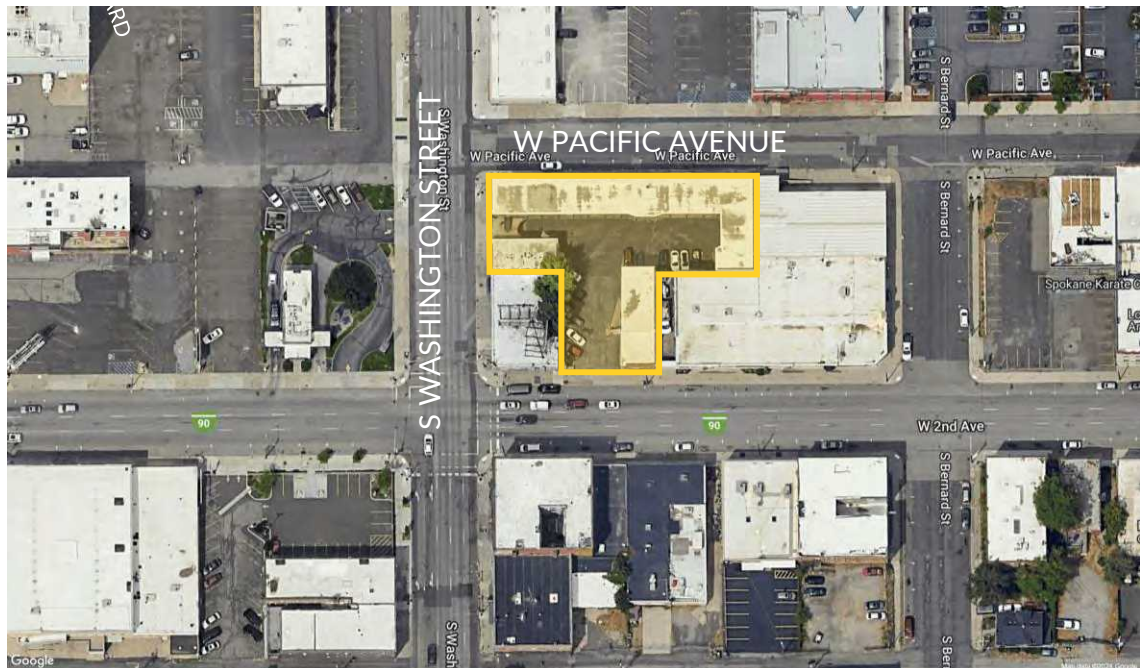
Year Built: 1950's (Built in 2 Phases)

HOTEL DETAILS

- 43 Rental Rooms Total
 - 39 Single Rooms
 - 4 Double Rooms
- 2 Residential Manager Quarters
- Each room has a TV, Microwave & Refrigerator
- This turn-key business is staffed and has had positive revenue year over year.
- All rooms are non-smoking
- FF&E included in sale

**Financials are available upon signing a non-disclosure agreement*

PLEASE DO NOT DISTURB STAFF OR GUESTS
SHOWINGS BY APPOINTMENT ONLY





Side of Building on S Washington Street



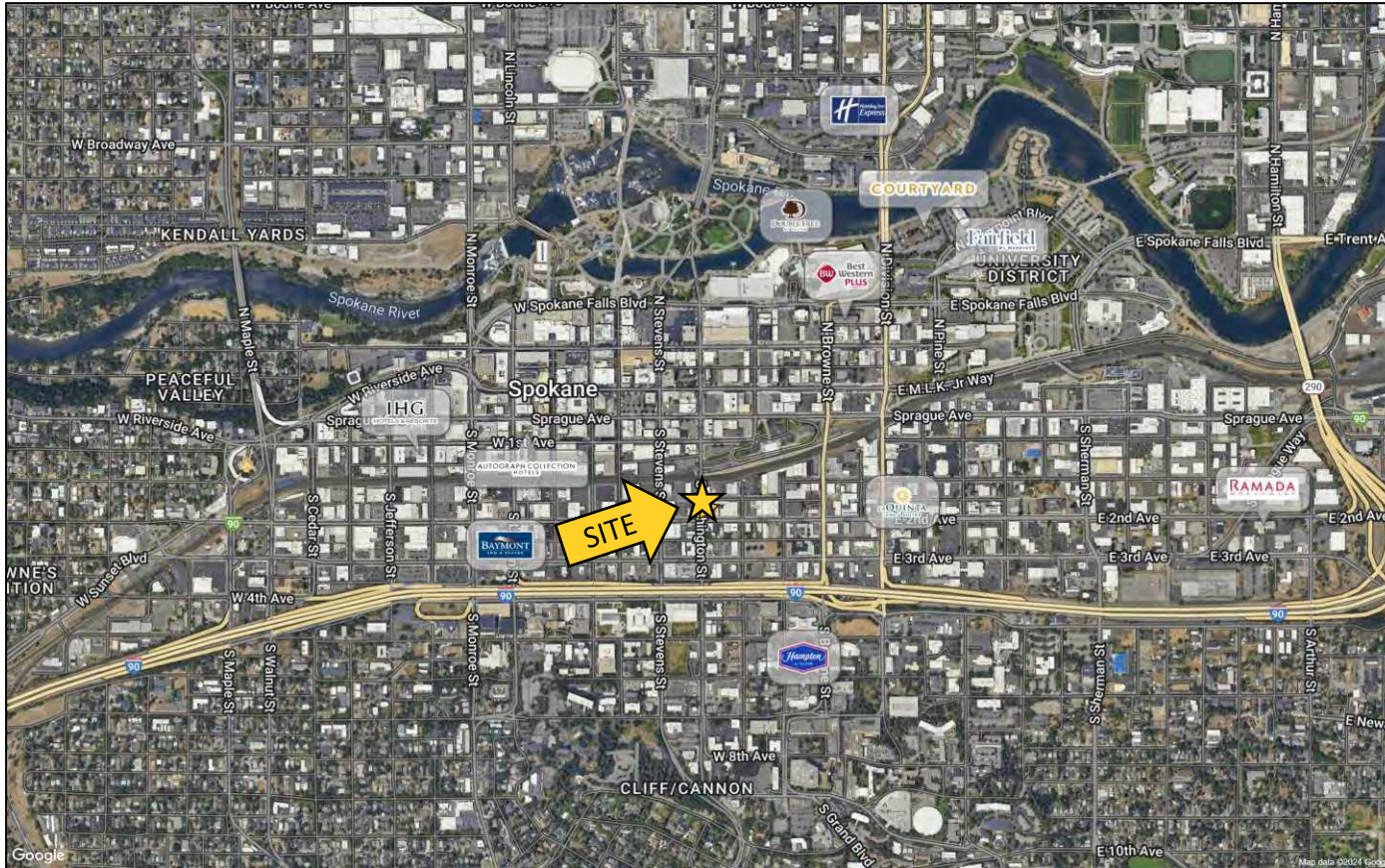
Back of Building Along W Pacific Avenue



DEMOGRAPHICS & TRAFFIC COUNTS

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SURROUNDING BUSINESSES

- Arby's
- Dutch Bros Coffee
- Hit Fitness
- Paradigm Skate Supply
- Precision Pilates of Spokane
- Subaru of Spokane
- Taco Time
- Think Tank Escape Rooms
- Walgreens



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION 2023	14,695	112,628	225,440
PROJ POPULATION 2028	15,303	114,023	227,784
AVERAGE HHI	\$66,222	\$92,063	\$98,480
MEDIAN HHI	\$48,749	\$65,940	\$71,479
DAYTIME DEMOS	50,096	112,758	186,205



TRAFFIC COUNTS

S WASHINGTON STREET	±9,598 ADT
W 2 ND AVENUE	±10,054 ADT
W PACIFIC AVENUE	±495 ADT



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