

**SALE**

210 & 222 South Washington Street  
**210 & 222 SOUTH WASHINGTON STREET**

Spokane, WA 99201

**PRESENTED BY:**

**MATTHEW BYRD**

Senior Advisor

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WA #44400



## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,350,000
<b>BUILDING SIZE:</b>	19,603 SF
<b>AVAILABLE SF:</b>	15,400 SF
<b>LOT SIZE:</b>	12,300 SF
<b>PRICE / SF:</b>	\$68.87
<b>YEAR BUILT:</b>	1906
<b>RENOVATED:</b>	1973

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### PROPERTY OVERVIEW

Two Downtown signature properties for sale together with 19,603 total square feet of buildings and 12,300 sq. ft. of land on two parcels.

Totaling 15,400 sq. ft. is The Milo Apartments and retail space located at 210 South Washington Street. The building features 17 single occupancy apartments at approximately 7,680 sq. ft. and two retail and office areas of approximately 5,020 sq. ft. Also included is a basement storage area of 2,700 sq. ft.

Totaling 4,203 sq. ft. is the Vino Wine Shop Building located at 222 South Washington Street. This property features retail and warehouse areas and upstairs office and breakroom areas. 7 car parks for customers and more parking in the alley for warehouse distribution.

**Showings by appointment only. Please call the listing agent to schedule showings and ensure tenants are not disturbed.**



## LOCATION MAP



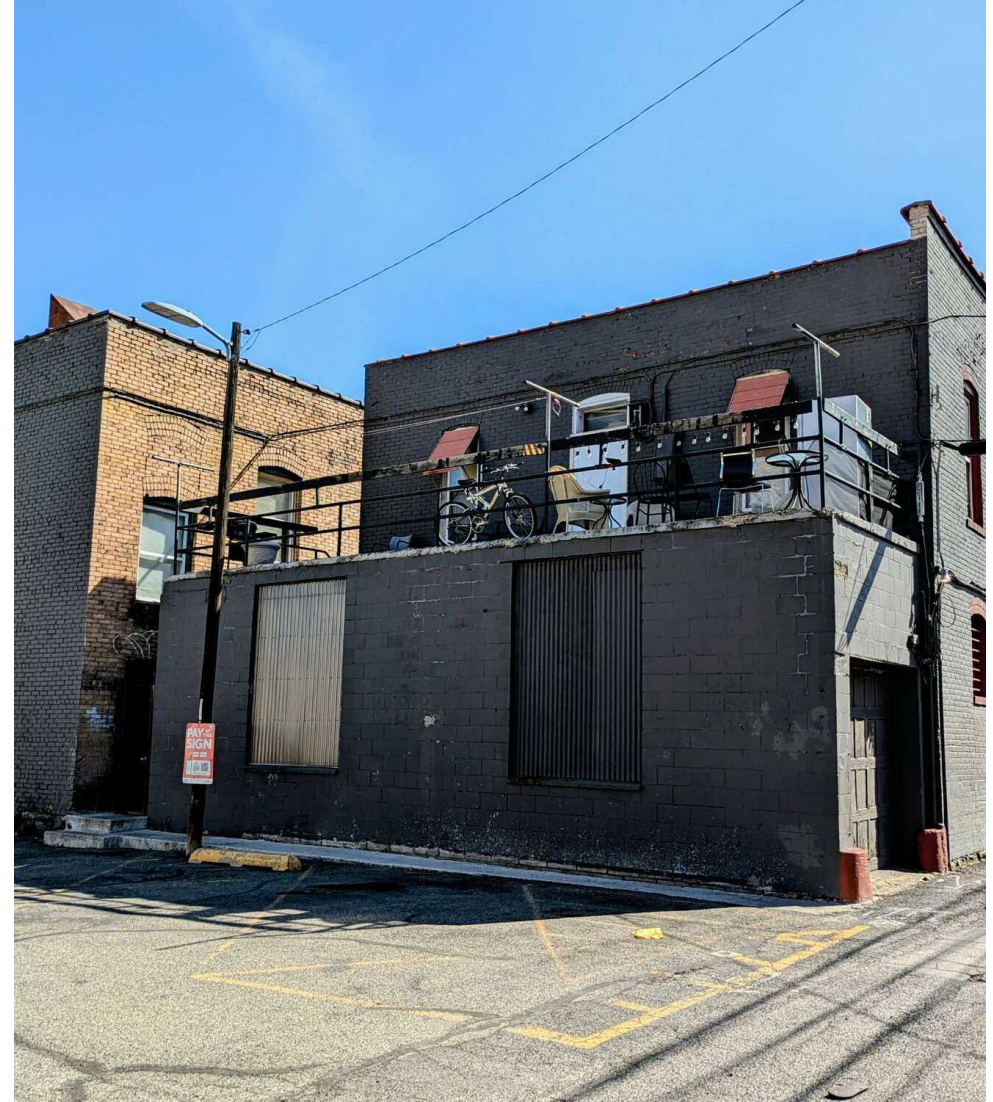
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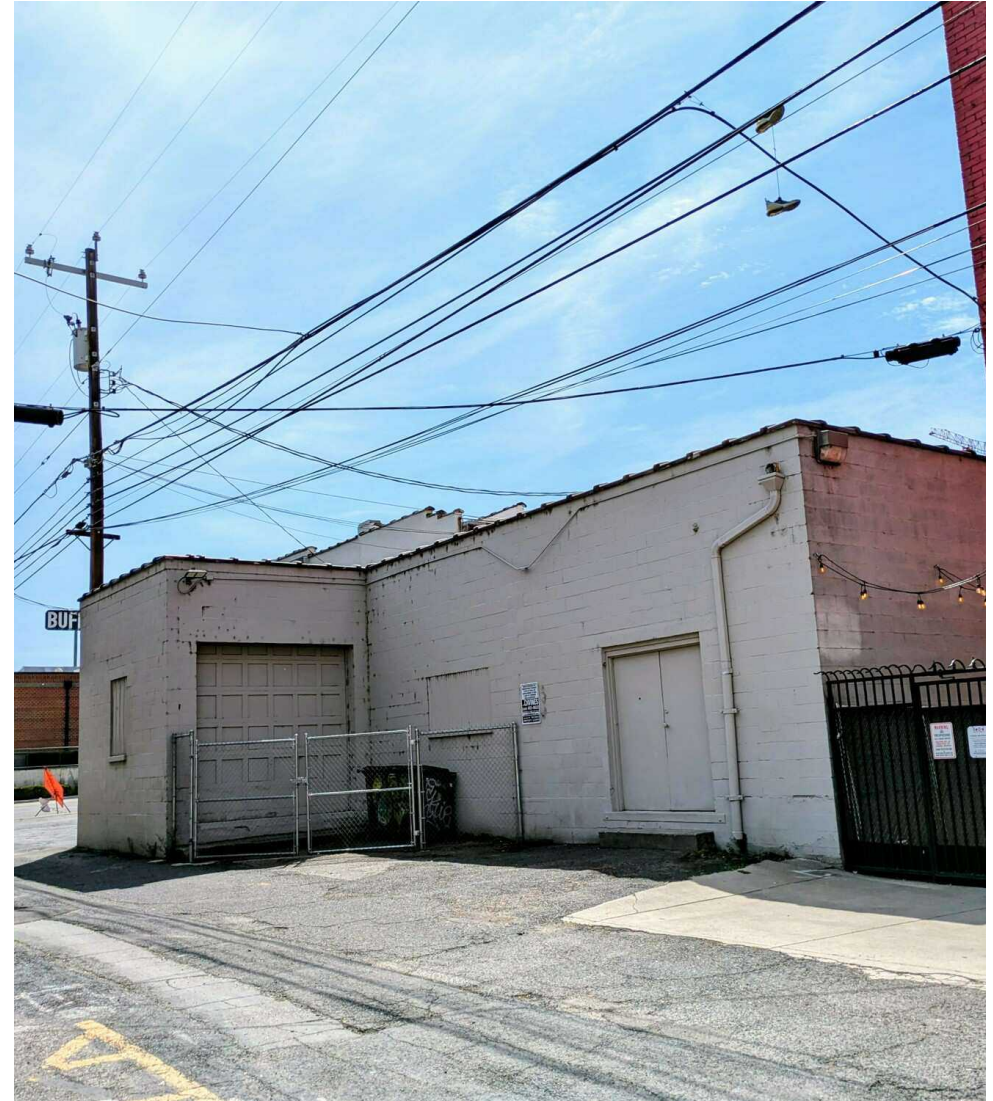




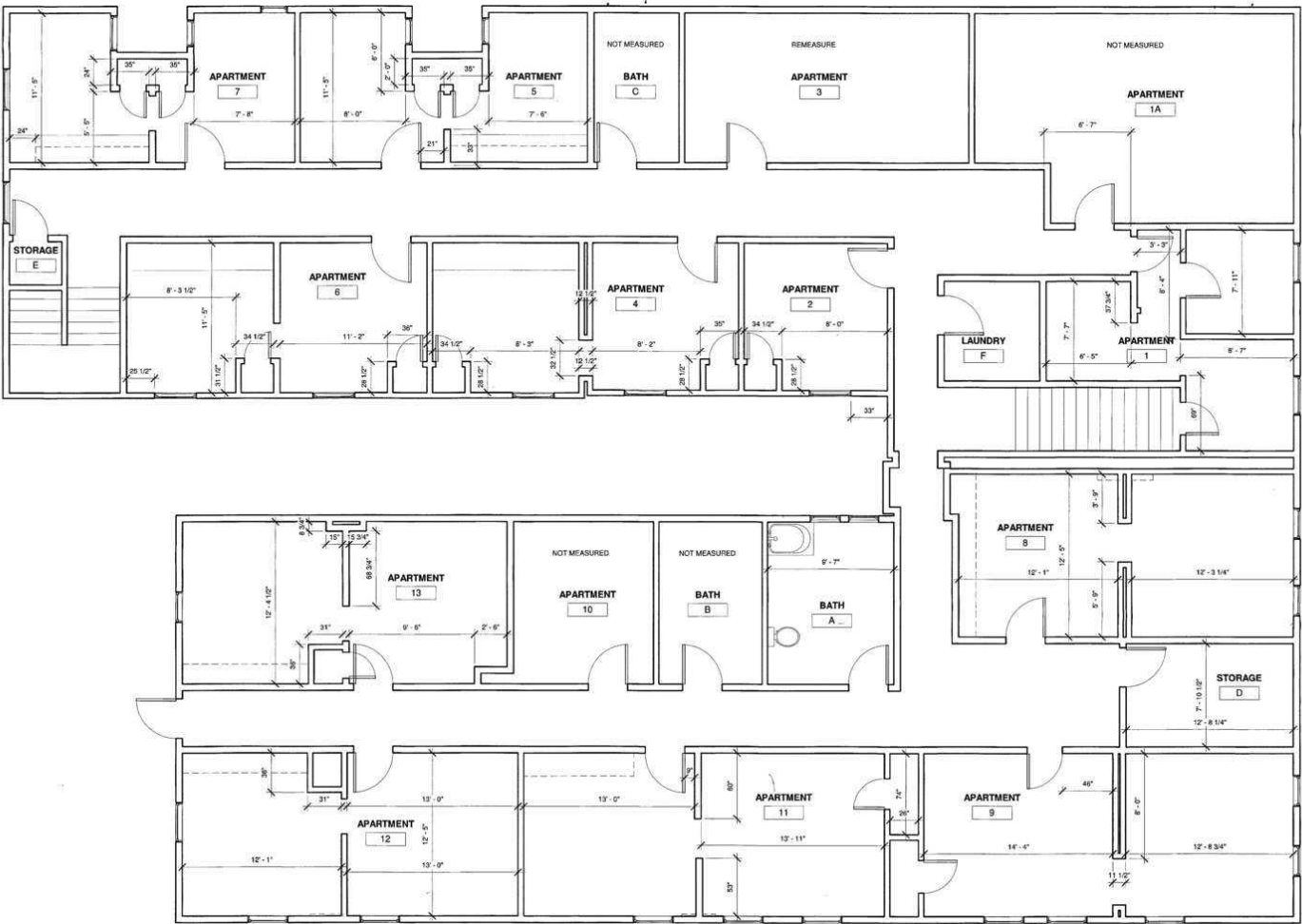
## 222 SOUTH WASHINGTON STREET



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FLOOR PLAN

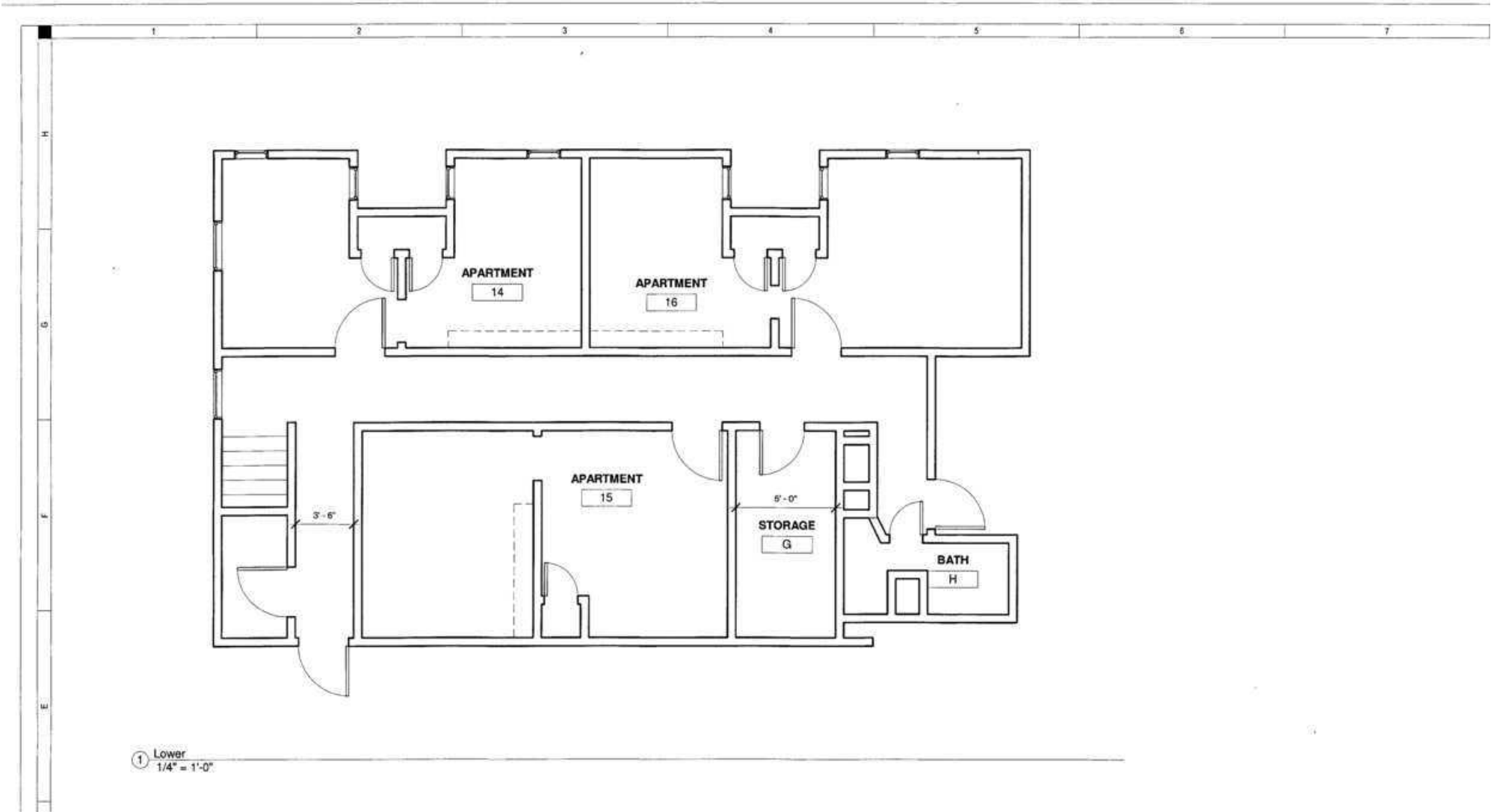


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REMODEL  
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Project  
Status  
Project No. Project Number  
Drawn by Author  
Date Issue Date

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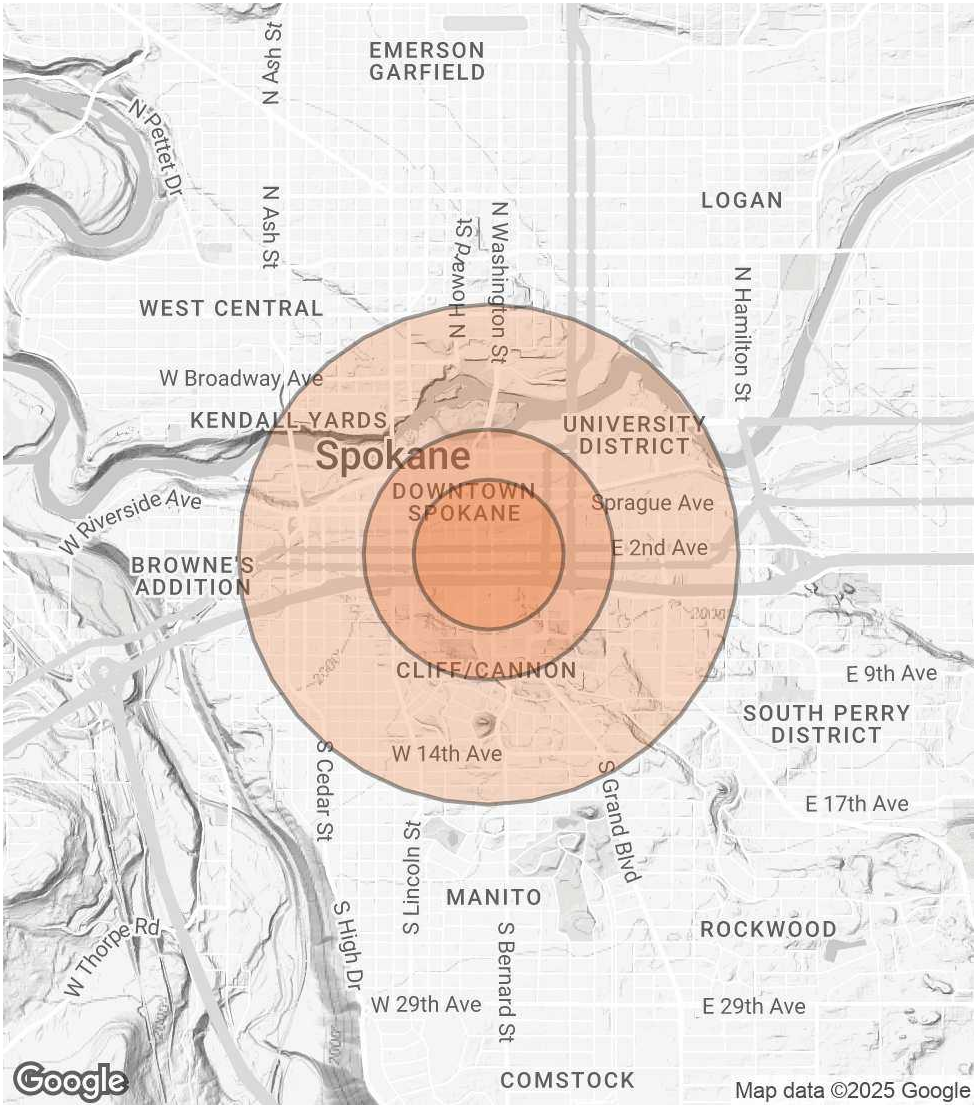


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,983	4,478	14,355
AVERAGE AGE	46	45	42
AVERAGE AGE (MALE)	46	45	42
AVERAGE AGE (FEMALE)	46	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,082	2,526	7,634
# OF PERSONS PER HH	1.8	1.8	1.9
AVERAGE HH INCOME	\$39,856	\$47,492	\$63,571
AVERAGE HOUSE VALUE	\$400,172	\$420,616	\$479,329

Demographics data derived from AlphaMap



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ADVISOR BIO



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PROFESSIONAL BACKGROUND

Matthew Byrd is Senior Broker founding partner of SVN Cornerstone, a National Commercial Real Estate firm in Spokane, Washington offering services in office, retail, investment, multi-family, and development properties.

With over 25 years of experience in the Spokane real estate industry, Matthew’s main focus is office, multi-family, multi-use, and investment properties, primarily in the Spokane area. Matthew has been involved in over 25 sales and leasing transactions in the downtown core in the past 5 years. His client list includes the City and County of Spokane, Next IT, Venture Data, Avista Labs, DCI Engineers, Spokane CHAS Clinic, and People to People Ambassador Programs.

A native of the Spokane area, Matthew has many associations and relationships providing valuable experience and knowledge to his clients.

EDUCATION

Gonzaga University - Bachelor of Arts Finance

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This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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