

SALE

210 & 222 South Washington Street

210 & 222 SOUTH WASHINGTON STREET

Spokane, WA 99201

PRESENTED BY:

MATTHEW BYRD

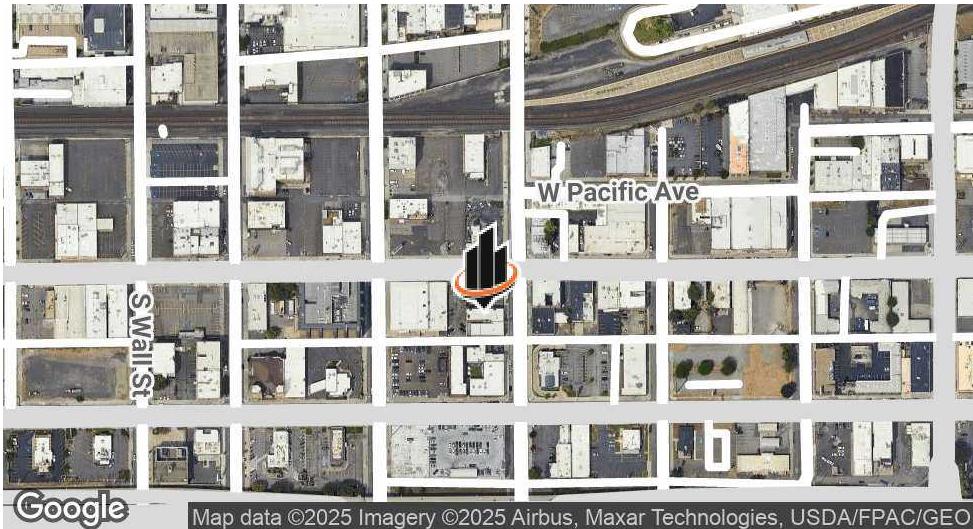
Senior Advisor

C: 509.499.9229

matt.byrd@svn.com

WA #44400

PROPERTY SUMMARY



OFFERING SUMMARY

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

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.

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LOCATION MAP



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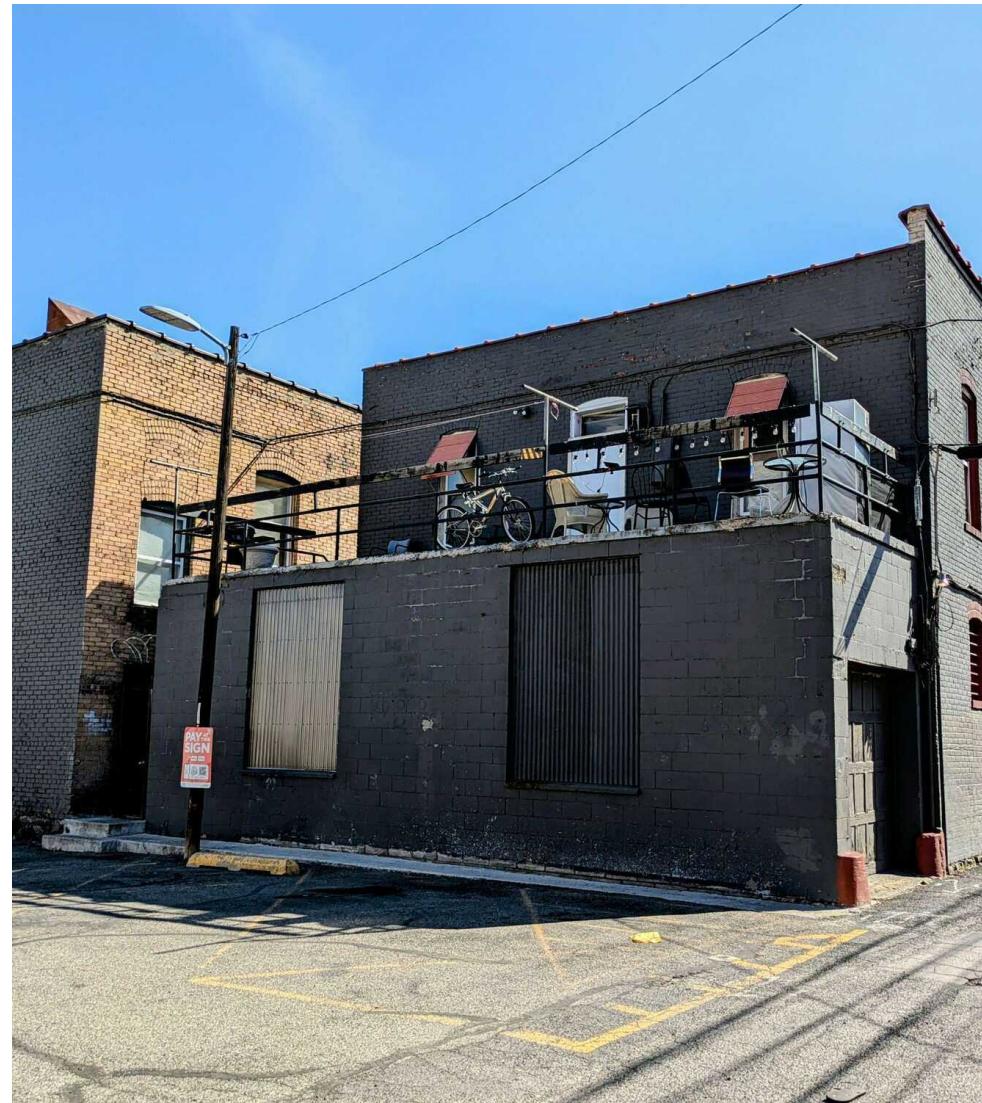
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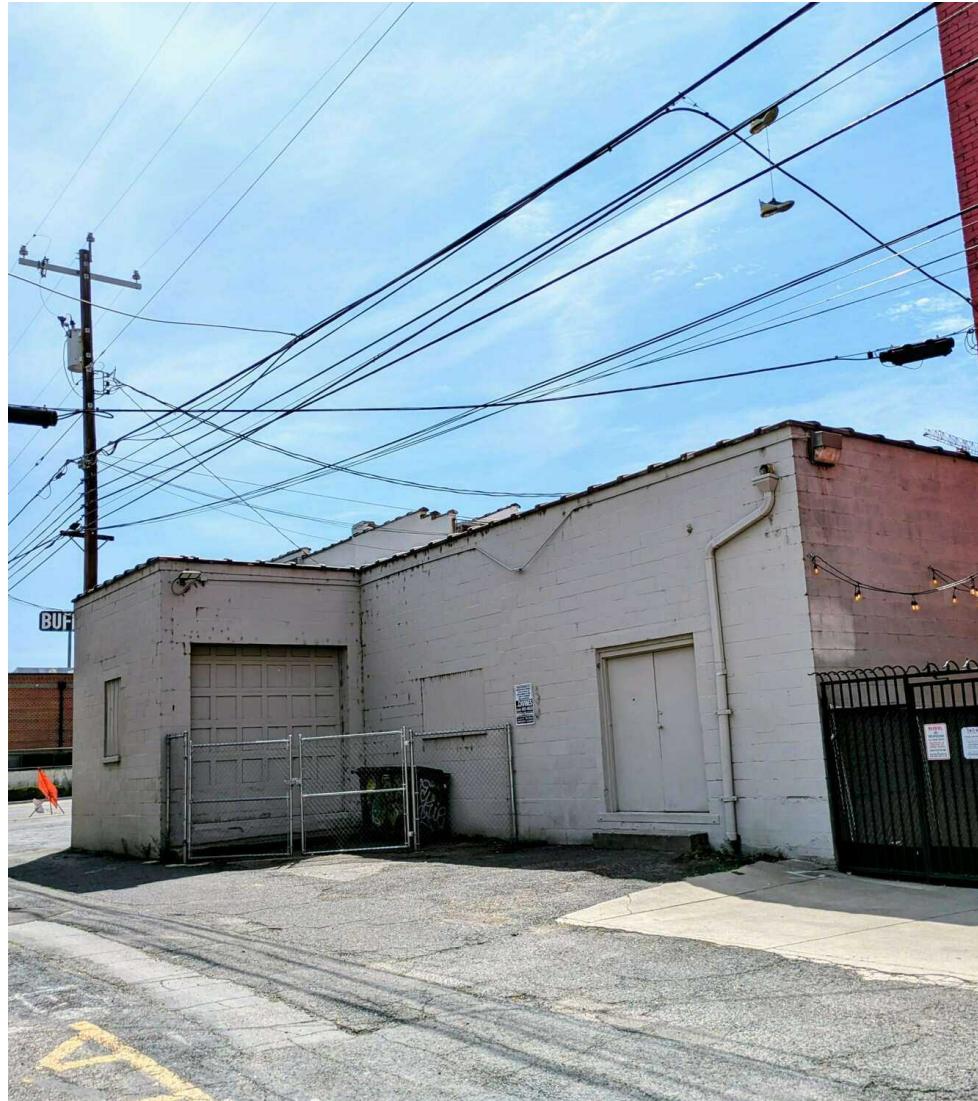
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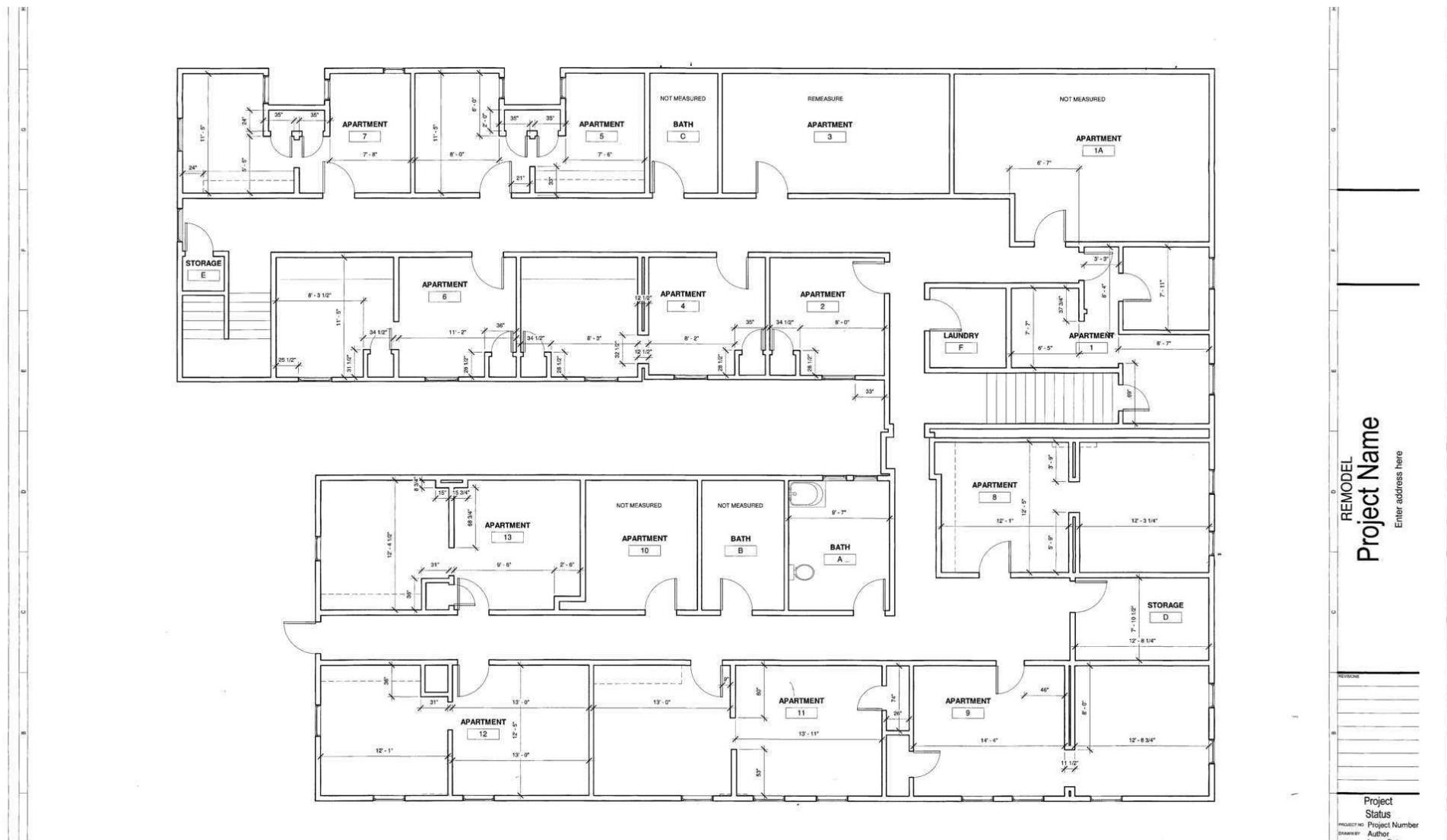
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FLOOR PLAN



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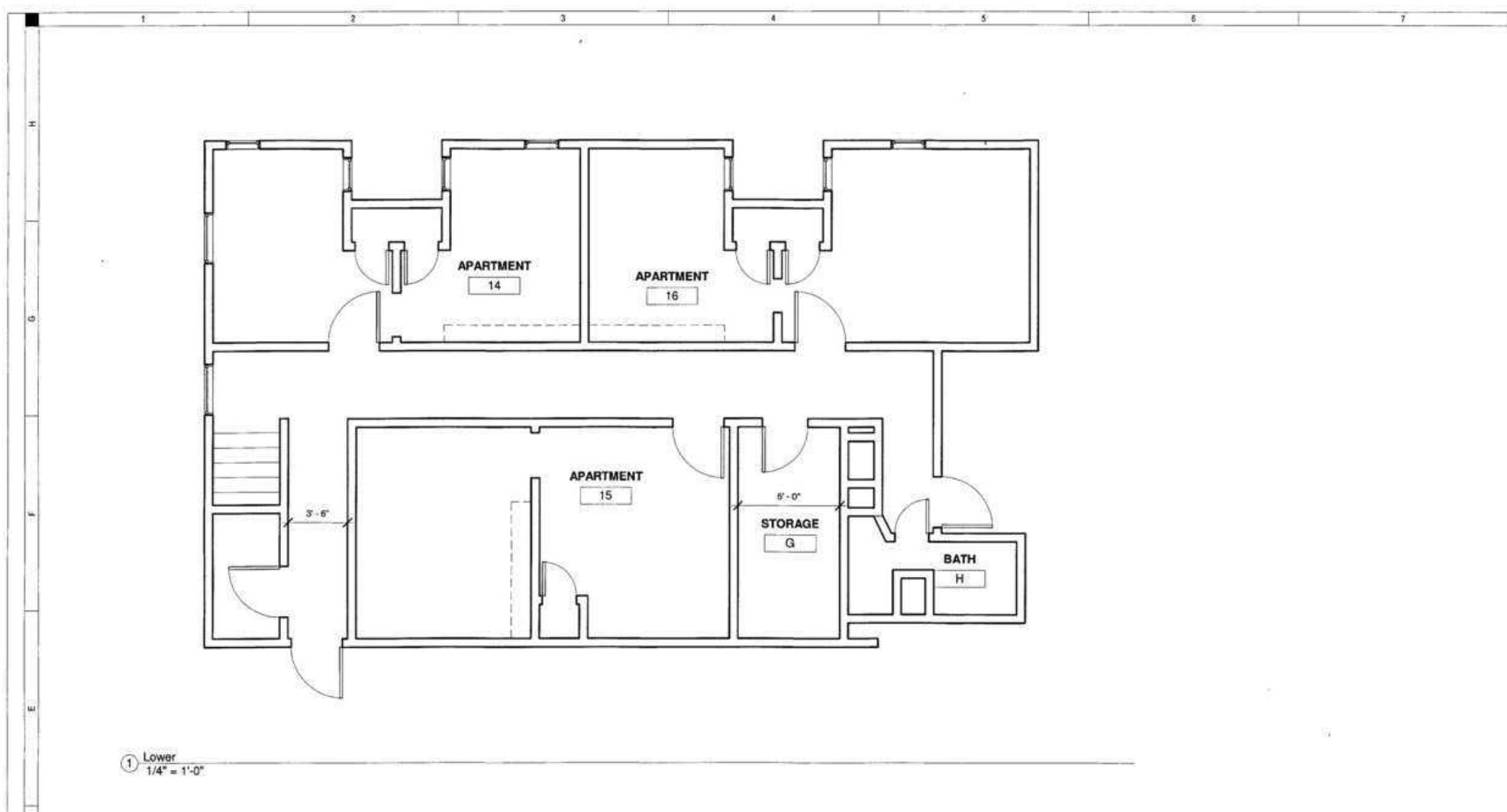
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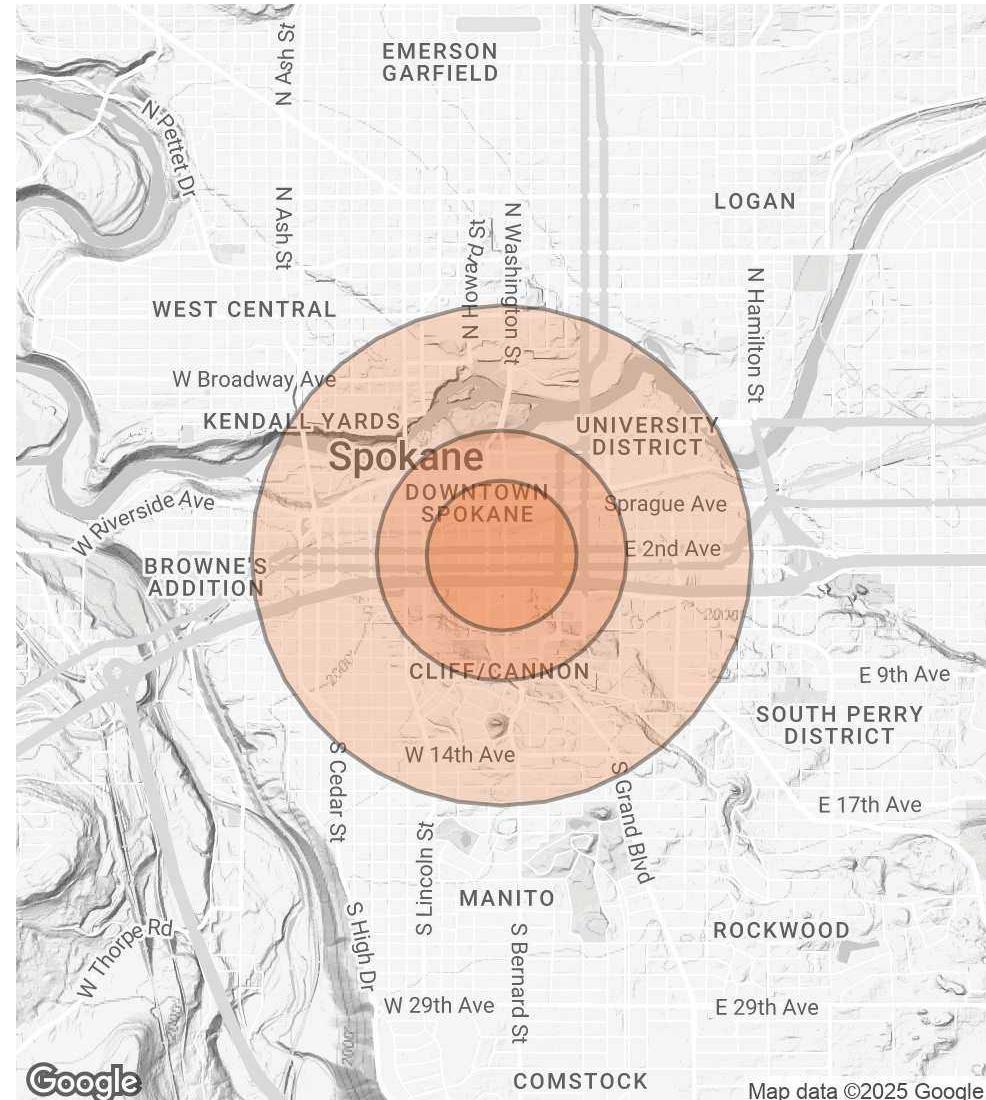
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DEMOGRAPHICS MAP & REPORT

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



MATTHEW BYRD

Senior Advisor

matt.byrd@svn.com

Direct: **509.321.2000** | Cell: **509.499.9229**

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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

SVN | Cornerstone

1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000

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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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