

# FOR SALE RIVER CITY APARTMENTS

2513 N REGAL ST  
SPOKANE, WA 99207



SALE PRICE \$5,950,000.00



**BRYAN WALKER**

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# FOR SALE

2513 N REGAL ST  
SPOKANE, WA 99207



**\$5,950,000**  
Sale Price



**30**  
Units



**± 1.09**  
Acres

Situated near Downtown Spokane and the Spokane River, this modern multifamily community at 2513 N Regal St offers residents a blend of urban convenience and outdoor accessibility. With direct connection to the Centennial Trail, the property appeals to renters who value recreation, walkability, and proximity to daily amenities.

The community features contemporary residential living supported by private garages and ample parking, creating a highly functional environment for long-term occupancy. Professional management and efficient design contribute to a smooth operational experience and a strong resident appeal.

Built with quality materials and current lifestyle expectations in mind, the property provides investors a stable, well-located asset positioned for continued performance. Its convenient setting, modern construction, and long-term tax benefits make it a compelling opportunity in a high-demand Spokane corridor.



**NAI Black**

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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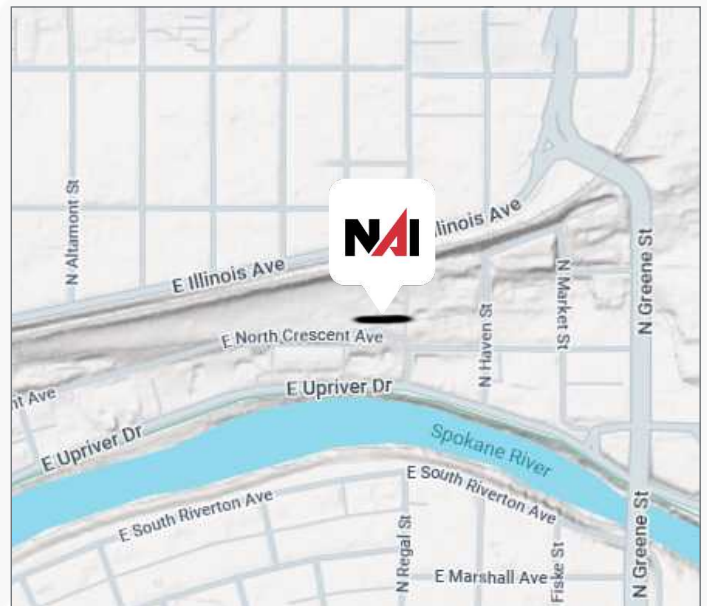


## PROPERTY HIGHLIGHTS

- Lot Size:  $\pm$  1.09 Acres ( $\pm$  47,332 SF)
- Number of Units: 30
- Year built: 2023
- Parcel #: 35091.2707
- 8 garage units + 35 parking stalls
- Unit Price: \$198,333
- Cap Rate: 6.5% on actuals with 10% current vacancy
- NOI: \$395,000.00
- Professionally managed
- Full construction plans & unit mix available upon request.

## PROPERTY OVERVIEW

2513 N Regal St presents a turnkey multifamily investment with modern construction, strong operating performance, and significant tax advantages. The property's location along the Centennial Trail and near downtown enhances renter demand, while ample parking, garage units, and contemporary design support long-term stability. Offering solid in-place income and potential for improved performance as vacancy tightens, this asset stands out as a high-quality investment opportunity in one of Spokane's most active multifamily corridors.



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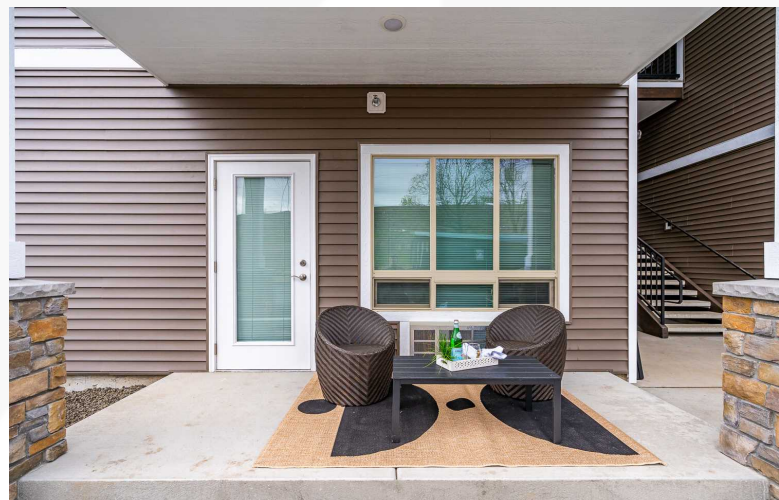
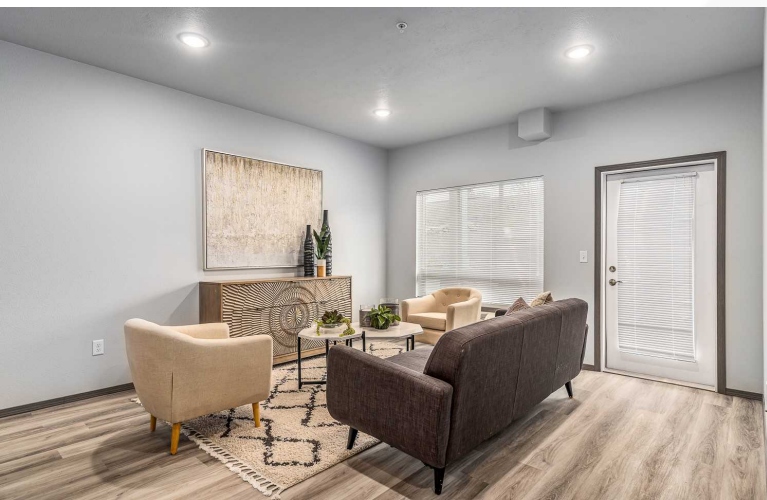
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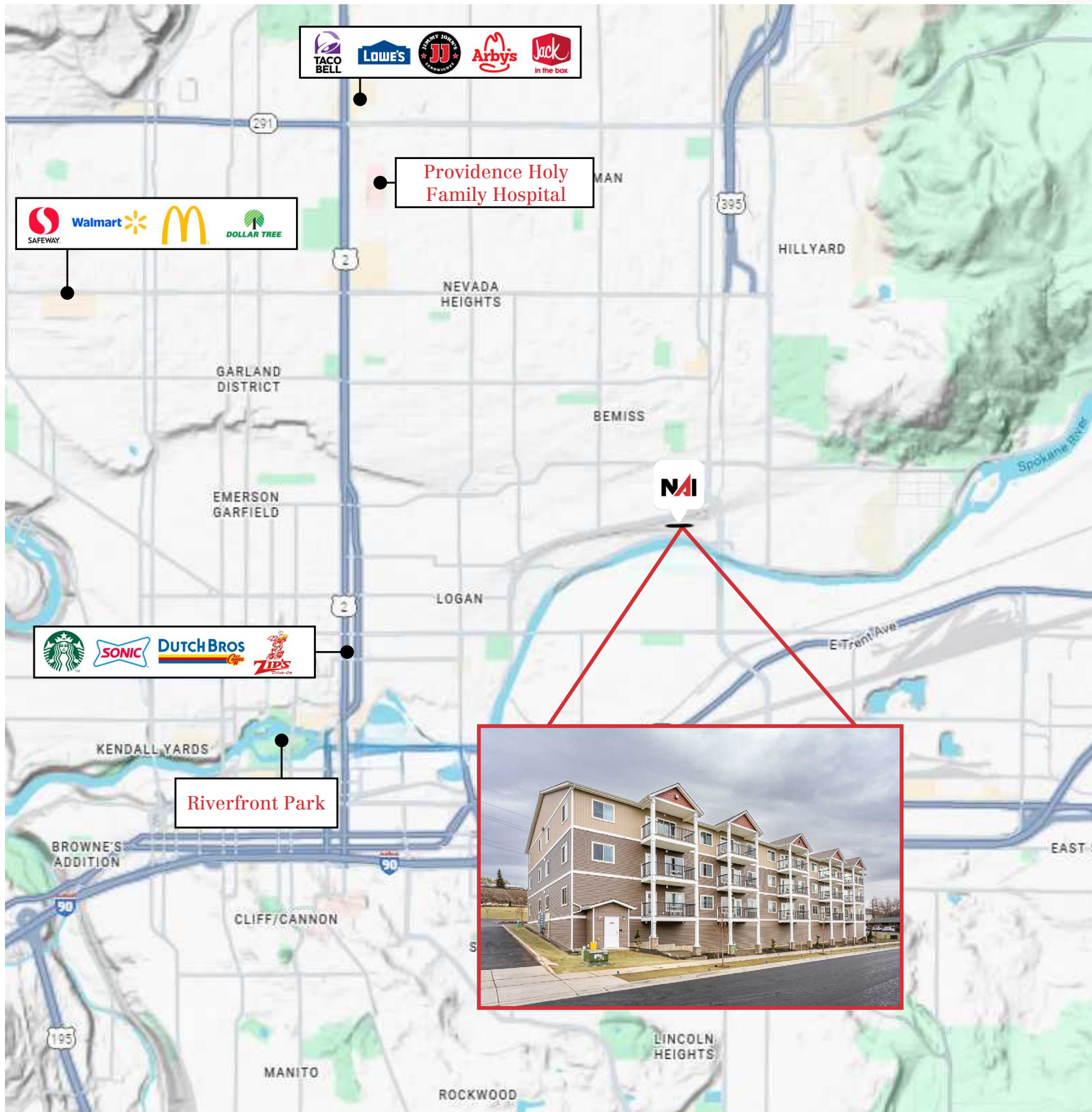
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