

FOR SALE - HISTORICAL BUILDING

OFFICE/RETAIL

820 W. 7TH AVE.
SPOKANE, WA



OFFERING SUMMARY

Price	\$1,400,000
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\$/SFT	\$187.70/SFT
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Total SFT	7,459 SFT
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Available	Now
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The Corbet-Aspray House has been home to Campbell & Bissell PLLC Attorneys & Counselors at law since 2013. The building is laid out neatly for a professional office use with an income producing Tenant on a MTM lease. Or the space could be converted into an event center or a bed and breakfast.



[PROPERTY VIDEO - CLICK HERE](#)

[WALKTHROUGH VIDEO - CLICK HERE](#)

STEVEN DAINES
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PROPERTY DETAILS

New improvements include a new roof, new floors, new paint, and a new boiler. Also included is a commercial kitchen and spacious basement.

LAND AREA	0.47 AC	ZONING	RHD-70	YEAR BUILT	1908
OFFICES	10	APN	35193.0005	RENOVATED	2013/2025
CONFERENCE ROOMS	2	CONSTRUCTION	MASONRY	HISTORICAL REGISTER	6/16/1999
CLASS	B	ARCHITECT - BUILDER	KIRTLAND K. CUTTER		

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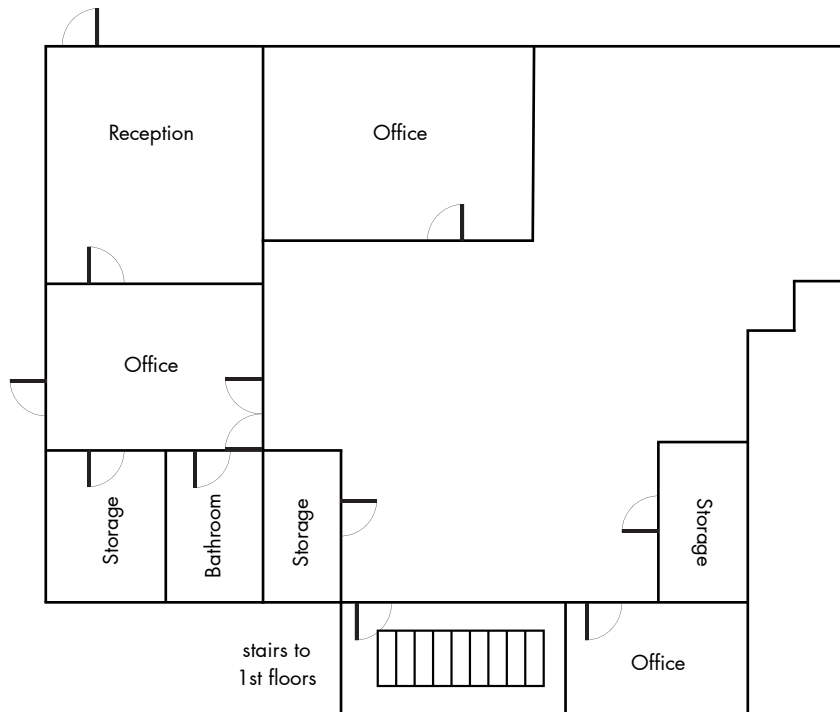
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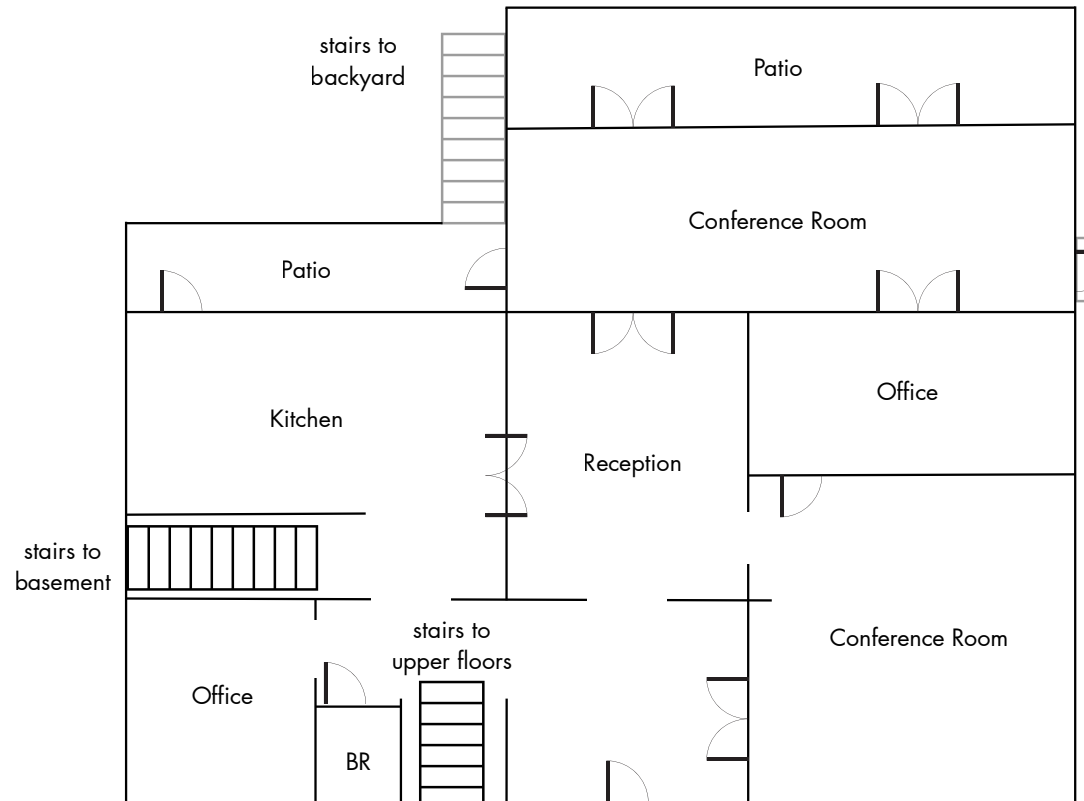


FLOOR PLANS

BASEMENT



1ST FLOOR



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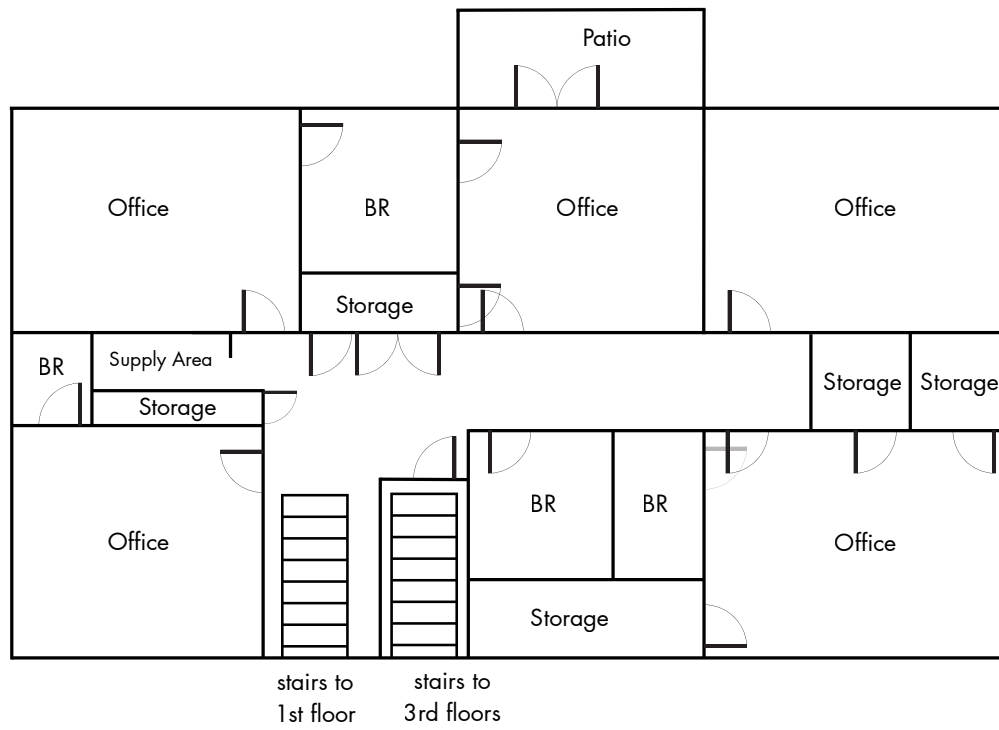
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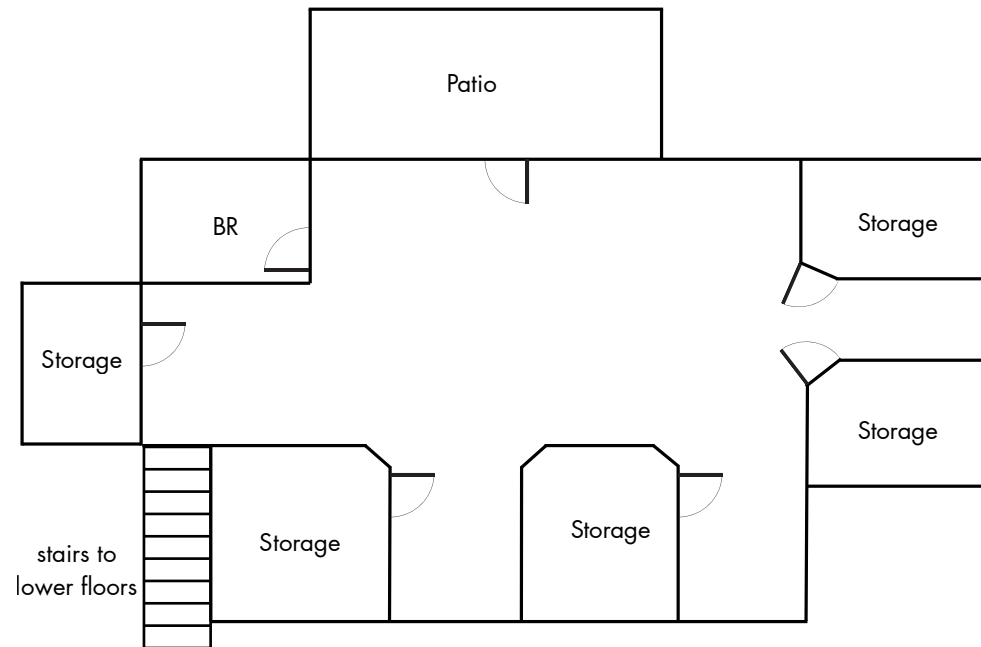


FLOOR PLANS

2ND FLOOR



3RD FLOOR



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**POTENTIAL ONSITE
PARKING PLAN
29 STALLS**

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COMMERCIAL REAL ESTATE



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POTENTIAL INVESTMENT PROFORMA

Total SFT 7,459 SFT

Lease Rate \$16 SFT/YR/NNN

NOI \$119,344

Cap Rate 8.5%

Purchase Price \$1,400,000



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The logo for Daines Capital, featuring a stylized 'DC' monogram in white on a dark blue background, with the text 'DAINES CAPITAL' and 'COMMERCIAL REAL ESTATE' below it.
DAINES CAPITAL
COMMERCIAL REAL ESTATE



820 W. 7TH AVE. SPOKANE, WA

Size: 7,545 SFT

Lease Rate: \$16/SFT/YR

Lease Type: NNN

Land Area: 0.47 AC

Built: 1908

Renovated: 2013/2025



1717 W 6TH AVE. SPOKANE, WA

Size: 10,400 SFT

Lease Rate: \$14-22.60/SFT/YR

Lease Type: NNN

Land Area: 0.85 AC

Built: 1999



705 W 7TH AVE. SPOKANE, WA

Size: 20,180 SFT

Lease Rate: \$21.29/SFT/YR

Lease Type: FS

Land Area: 2.85 AC

Built: 1980



707 W 7TH AVE. SPOKANE, WA

Size: 21,230 SFT

Lease Rate: \$24.32/SFT/YR

Lease Type: FS

Land Area: 1.55 AC

Built: 1980

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DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS

	1 MILE	3 MILE
Population	19,326	104,404
Households	10,456	45,630
Median Age	40	37
Median HH Income	\$42,177	\$54,814
Daytime Employees	58,966	105,517
Population Growth '24-'29	7.02%	6.67%
Household Growth '24-'28	7.69%	7.11%

COLLECTION STREET

CROSS STREET

TRAFFIC VOL

S. Monroe St.	W. 8 th Ave. S	12,134
S. Lincoln St.	W. 9 th Ave. N	9,526
S. Lincoln St.	W. 6 th Ave. S	8,213

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