

# FOR SALE - HISTORICAL BUILDING

OFFICE/RETAIL

820 W. 7TH AVE.  
SPOKANE, WA



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.

## OFFERING SUMMARY

**Price** \$1,400,000

**\$/SFT** \$187.70/SFT

**Total SFT** 7,459 SFT

**Available** Now



**PROPERTY VIDEO - CLICK HERE**

**WALKTHROUGH VIDEO - CLICK HERE**

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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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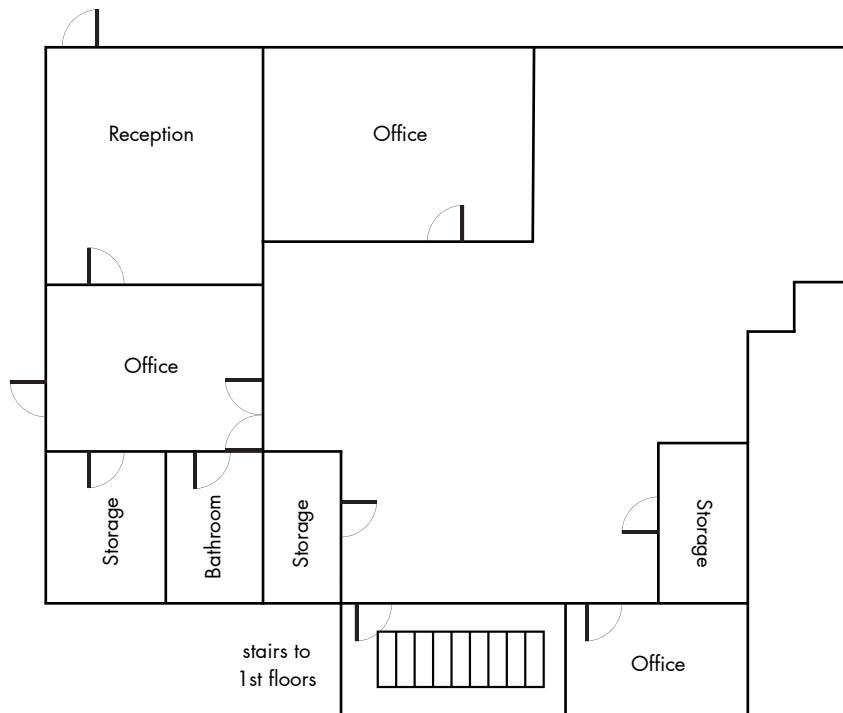
820 W. 7TH AVE.  
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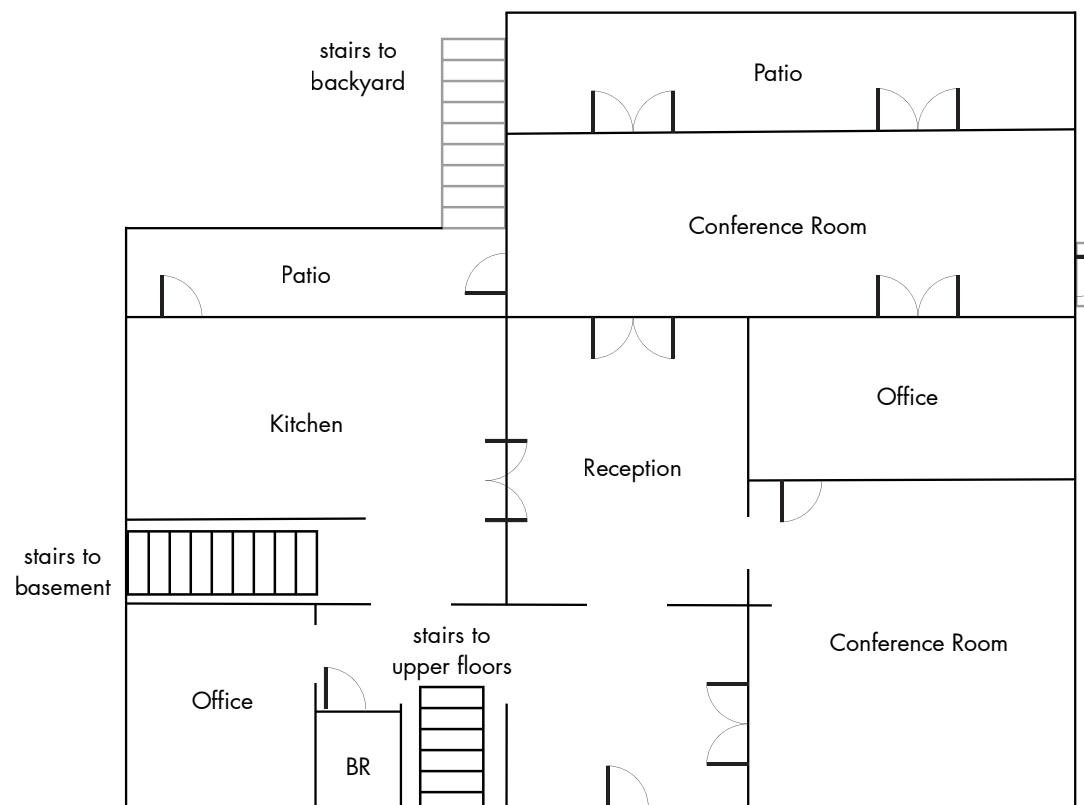
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## FLOOR PLANS

### BASEMENT



### 1ST FLOOR



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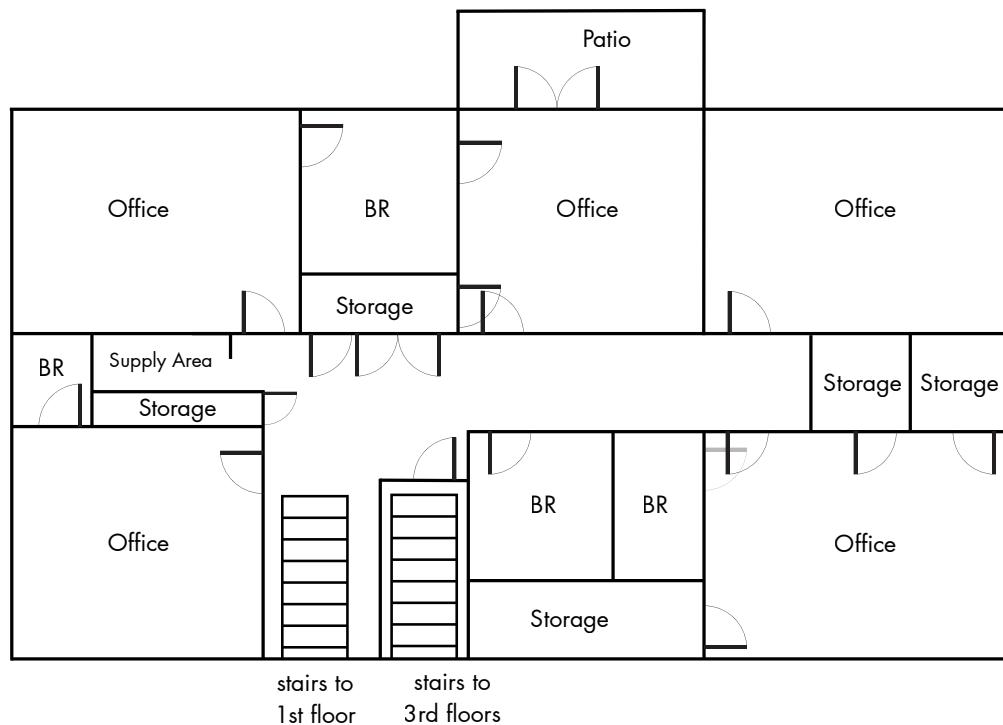
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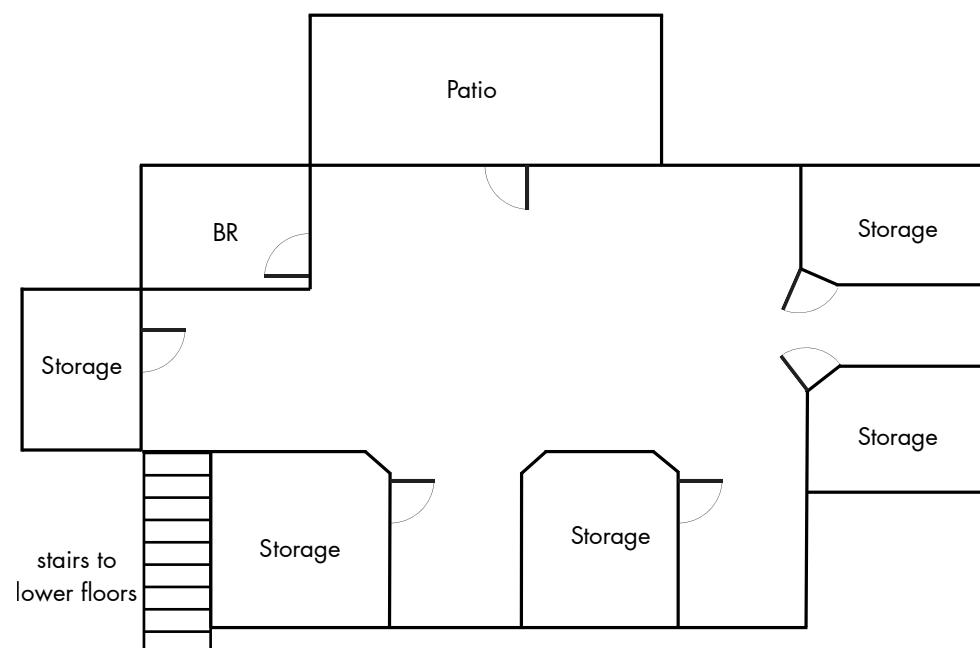


## FLOOR PLANS

### 2ND FLOOR



### 3RD FLOOR



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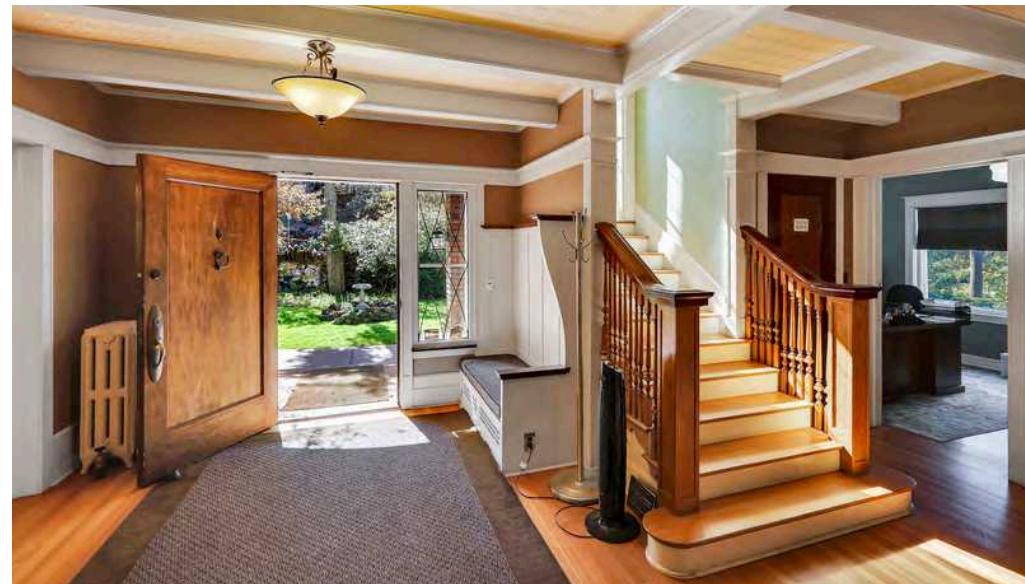
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## POTENTIAL INVESTMENT PROFORMA

**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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**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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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 <sup>th</sup> Ave. S	12,134
S. Lincoln St.	W. 9 <sup>th</sup> Ave. N	9,526
S. Lincoln St.	W. 6 <sup>th</sup> Ave. S	8,213

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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