

SALE

1320 North Atlantic Street

1320 NORTH ATLANTIC STREET

Spokane, WA 99201

PRESENTED BY:

MATTHEW BYRD

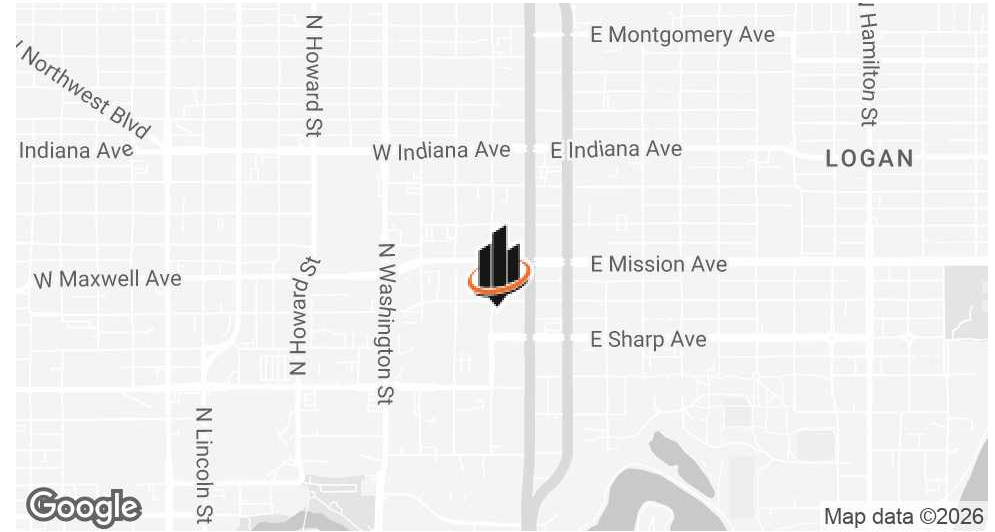
Senior Advisor

C: 509.499.9229

matt.byrd@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$595,000
BUILDING SIZE:	3,000 SF
AVAILABLE SF:	1,500 SF
LOT SIZE:	7,100 SF
PRICE / SF:	\$198.33
YEAR BUILT:	2000
ZONING:	GC-150
APN:	35181.0709

PROPERTY OVERVIEW

Property is 3,000 square feet on two levels. Parking features 8 stripped spots on upper level. Easy access to both levels and great signage along Atlantic Street.

Call Listing agent for more details.

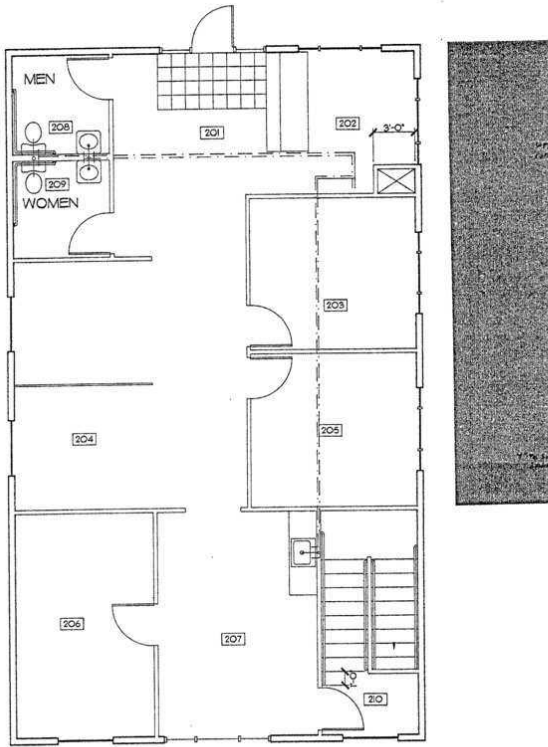
PROPERTY HIGHLIGHTS

- 1,500 square per floor.
- Internal staircase for access, however each floor can be secured from the other floor.
- Men's and Women's Restrooms on each floor

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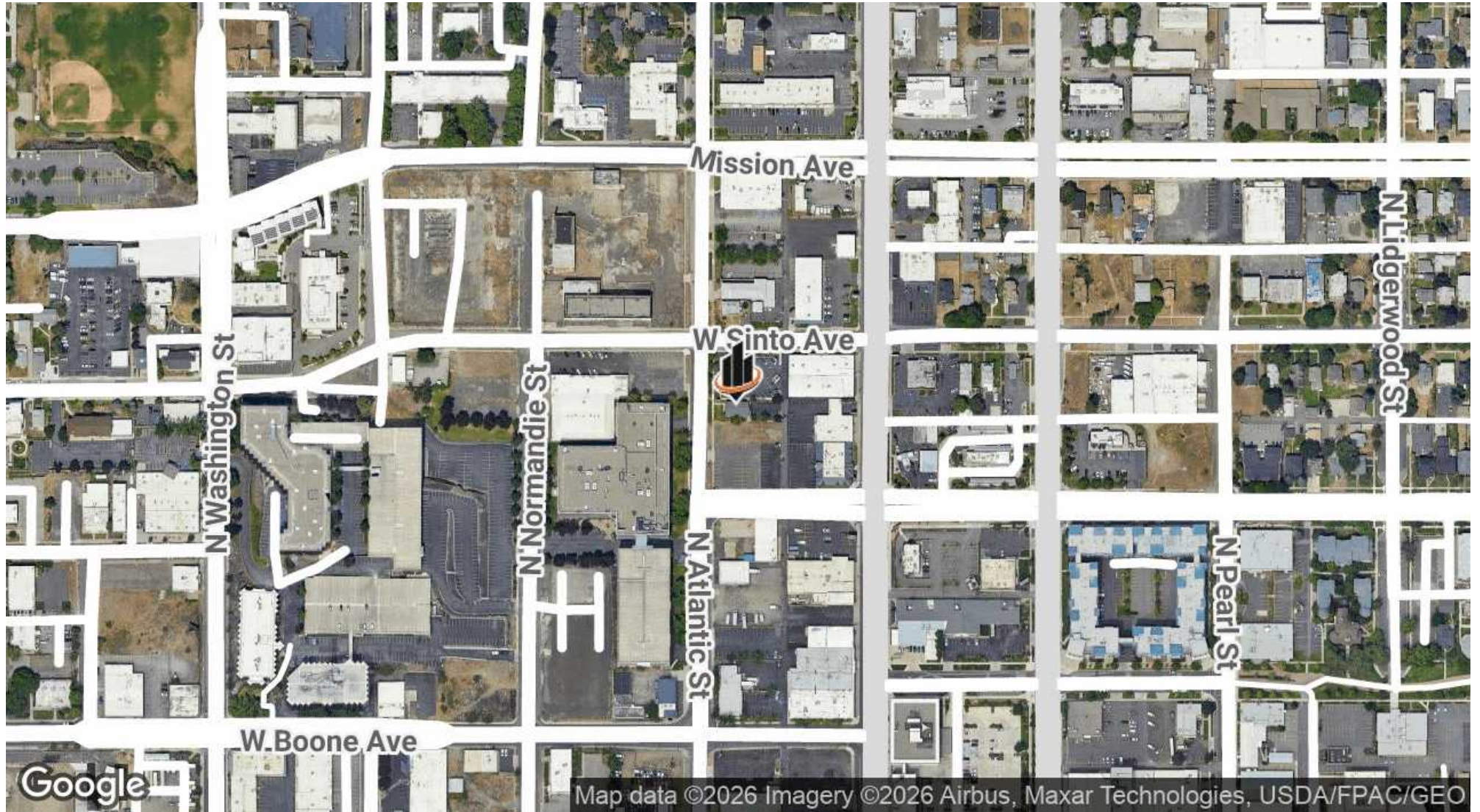
ADDITIONAL PHOTOS



UPPER LEVEL PLUMBING PLAN
SCALE: 1/4" = 1'-0" 

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

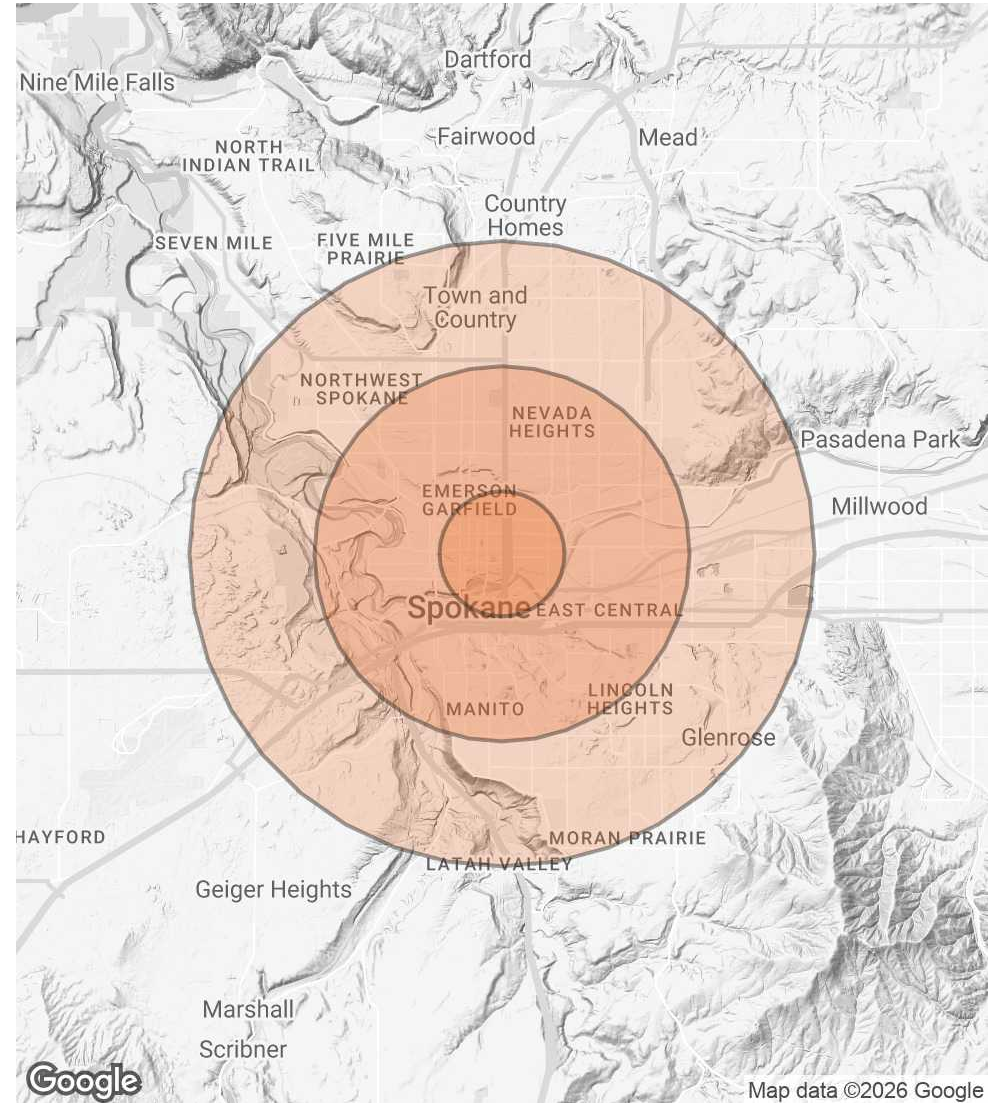
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	16,273	129,782	236,968
AVERAGE AGE	35	39	40
AVERAGE AGE (MALE)	35	38	39
AVERAGE AGE (FEMALE)	35	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,926	54,367	98,804
# OF PERSONS PER HH	2.7	2.4	2.4
AVERAGE HH INCOME	\$70,280	\$78,522	\$85,821
AVERAGE HOUSE VALUE	\$474,957	\$397,425	\$410,950

2020 American Community Survey (ACS)



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ADVISOR BIO 1



MATTHEW BYRD

Senior Advisor

matt.byrd@svn.com

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

WA #44400

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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