

4812/4814 E Fairview &
4816/4818 E Fairview Ave
Spokane WA 99217

Two Separate Duplexes For Sale






Presented By:

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Property Highlights

- 4 – 3 Bed/2.5 Bath Units
- New Construction with Contemporary Design
- 2 Car Garage for Each Unit
- Two Separate Duplexes
- Estimated Completion End of December
- Can Be Sold Together or Separately
- Located in a Quiet Community
- Close to Schools and Parks

Offering Summary




- Sale Price: **\$1,399,800**
- Number of Units: 4
- Lot Size: 15,000 SF
- Building Size: 6,208 SF
- Year Built: 2023
- Parcel #: 35112.0432 & 35112.0433

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MAP LOCATION



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SALES COMPARABLES

Property	Year Built	# of Units	Total SF	Sale Date	Price	\$/Unit	\$/SF
<u>3311 N Haven St</u>	2023	2	2,884 SF	Active	\$699,500	\$349,750	\$242.54
<u>4423/4425 E Buckeye</u>	2018	2	2,882 SF	7/10/23	\$700,000	\$350,000	\$242.89
<u>1212 N Coach</u>	2022	2	3,020 SF	8/23/23	\$775,000	\$387,500	\$256.62

RENT COMPARABLES




Property	Year Built	Unit SF	Rental Rate	\$/SF
<u>1515 S Bell St</u>	2023	1,500 SF	\$2,349/Mo	\$1.57/SF
<u>11813 E Broadway</u>	2020	1,296 SF	\$1,850/Mo	\$1.43/SF
<u>1403 S Assembly</u>	2020	1,306 SF	\$2,185/Mo	\$1.67/SF

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

