

434 W Buckeye Ave
Spokane, WA 99205

Northside Fourplex For Sale






Presented By:

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Property Highlights

- 3 - Studios & 1 - 2 Bed/1 Bath Unit
- Detached 2 Car Garage & On Site Laundry
- Unit 1 Left Vacant for Owner Occupant Opportunity
- Projected Monthly Rental Income of \$4,315
- Off Street Parking & Alley Access
- Recently Updated with Contemporary Finishes
- Close to Schools, Shopping, Restaurants & Parks

Offering Summary




- Sale Price: **\$599,000**
- Number of Units: 4
- Lot Size: 6,000 SF
- Building Size: 2,559 SF
- Year Built: 1903
- Parcel #: 35071.1622

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SALES COMPARABLES

Property	Year Built	# of Units	Total SF	Sale Date	Price	\$/Unit	\$/SF
<u>622 E Carlisle</u>	1976	4	2,304 SF	5/22/23	\$530,000	\$132,500	\$230.03
<u>917 E Indiana</u>	1966	4	3,686 SF	2/13/23	\$607,500	\$151,875	\$164.81
<u>1818 W 9th</u>	1905	4	3,125 SF	5/10/23	\$685,000	\$171,250	\$219.20

RENT COMPARABLES




Property	Year Built	Unit SF	Beds/Baths	Rental Rate	\$/SF
<u>622 E Carlisle</u>	1976	600 SF	1/1	\$1,200/Mo	\$2/SF
<u>917 E Indiana</u>	1966	800 SF	2/1	\$1,150/Mo	\$1.44/SF
<u>1818 W 9th</u>	1905	850 SF	2/1	\$1,500/Mo	\$1.76/SF

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