

4812/4814 E Fairview Ave
Spokane, WA 99217

New Construction Duplex For Sale






Presented By:

Ryan Towner | Broker
509.481.0373
ryan@ltrealestateco.com

Dallas Lightner | Broker
509.315.8720
dallas@ltrealestateco.com



 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue



Property Highlights

- 2 - 3 Bed/2.5 Bath Units
- 2 Car Garage for Each Unit
- Can Be Sold with 4816/4818 E Fairview
- New Construction with Contemporary Design
- Estimated Completion Date is End of December
- Located in a Quiet Community
- In Close Proximity to Schools & Parks

Offering Summary




- Sale Price: **\$669,900**
- Number of Units: 2
- Lot Size: 7,500 SF
- Building Size: 2,986 SF
- Year Built: 2023
- Parcel #: 35112.0433

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PHOTOS



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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.

