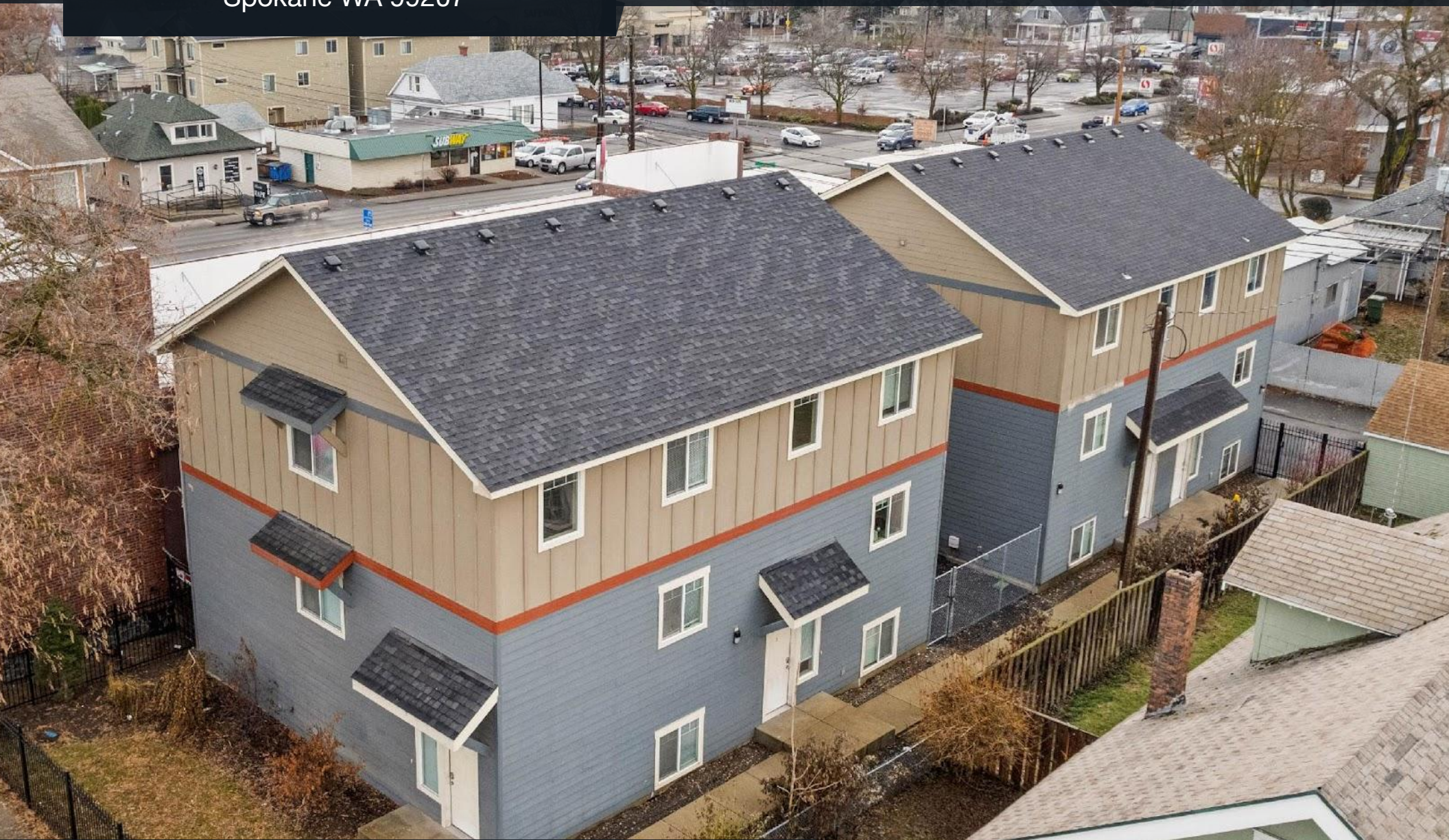


820 E Nora Avenue
Spokane WA 99207

Multifamily Property For Sale



Presented By:

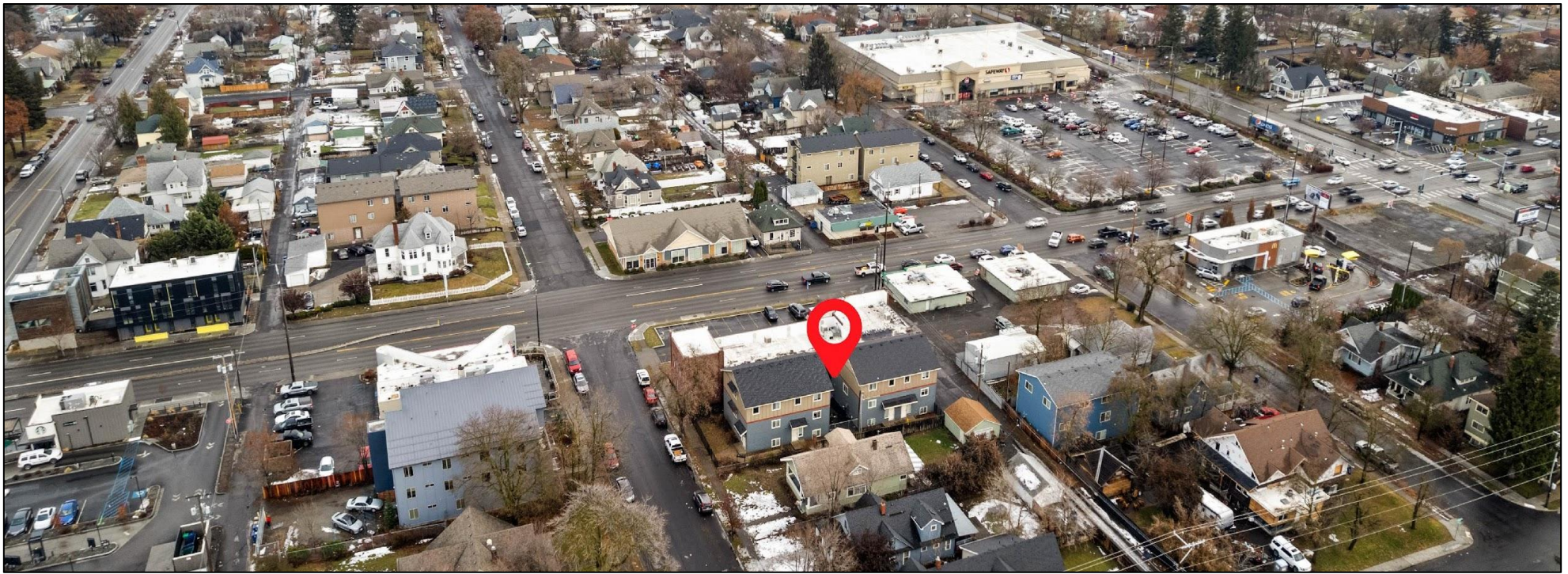
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Ryan Towner | Broker
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Brian Anderson | Broker
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Property Highlights

- 4 - 5 Bed/2.5 Bath Units
- Central Heating & A/C
- Upside on Rents
- Townhouse Style Units
- Rental Income of \$11,050/Month
- Located in the Heart of the Gonzaga Neighborhood

Offering Summary

- Sale Price: \$1,650,000
- Number of Units: 4
- Lot Size: 7,100 SF
- Building Size: 6,160 SF
- Year Built: 2015
- Parcel #: 35084.3502

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NEIGHBORHOOD



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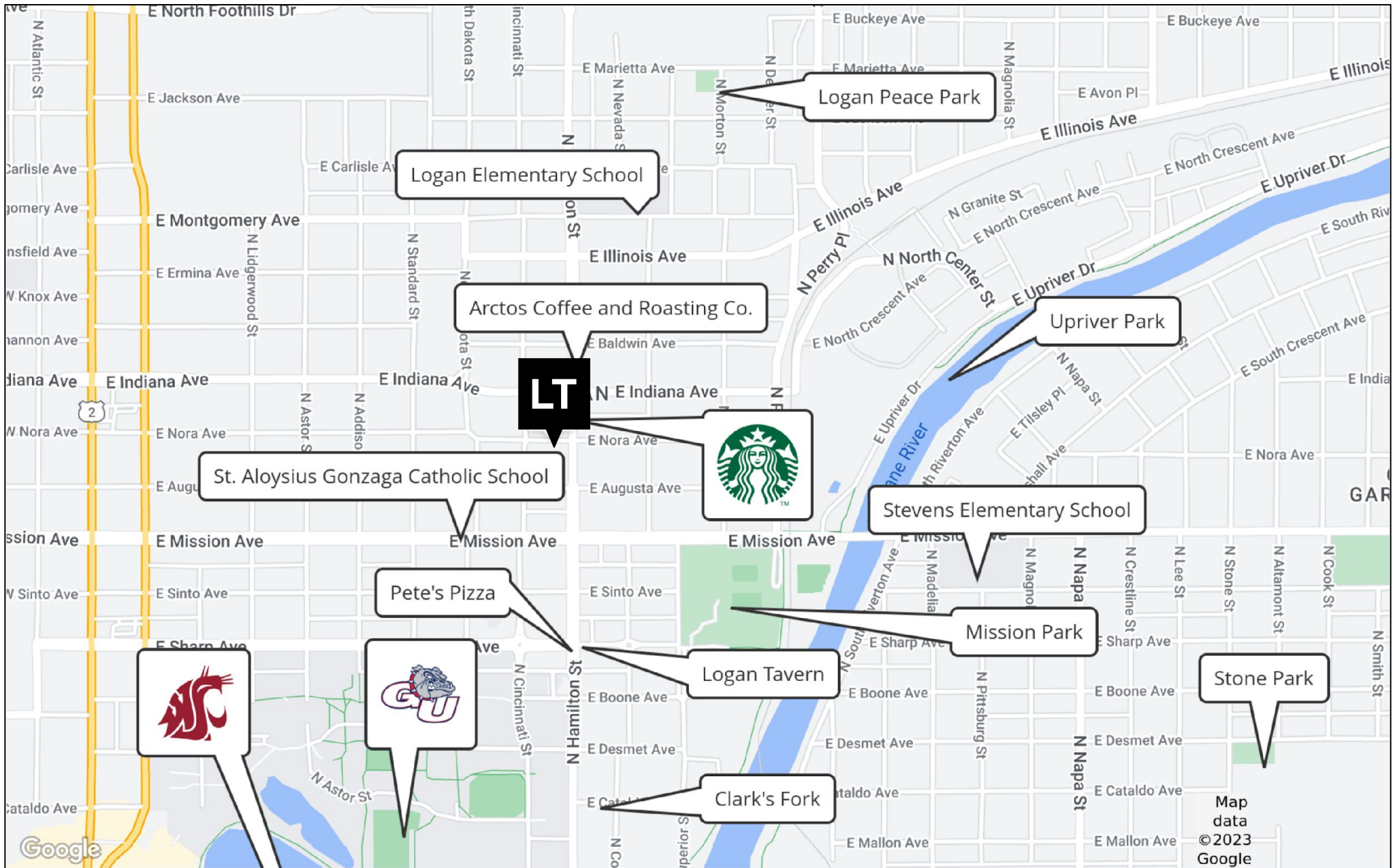
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MAP LOCATION



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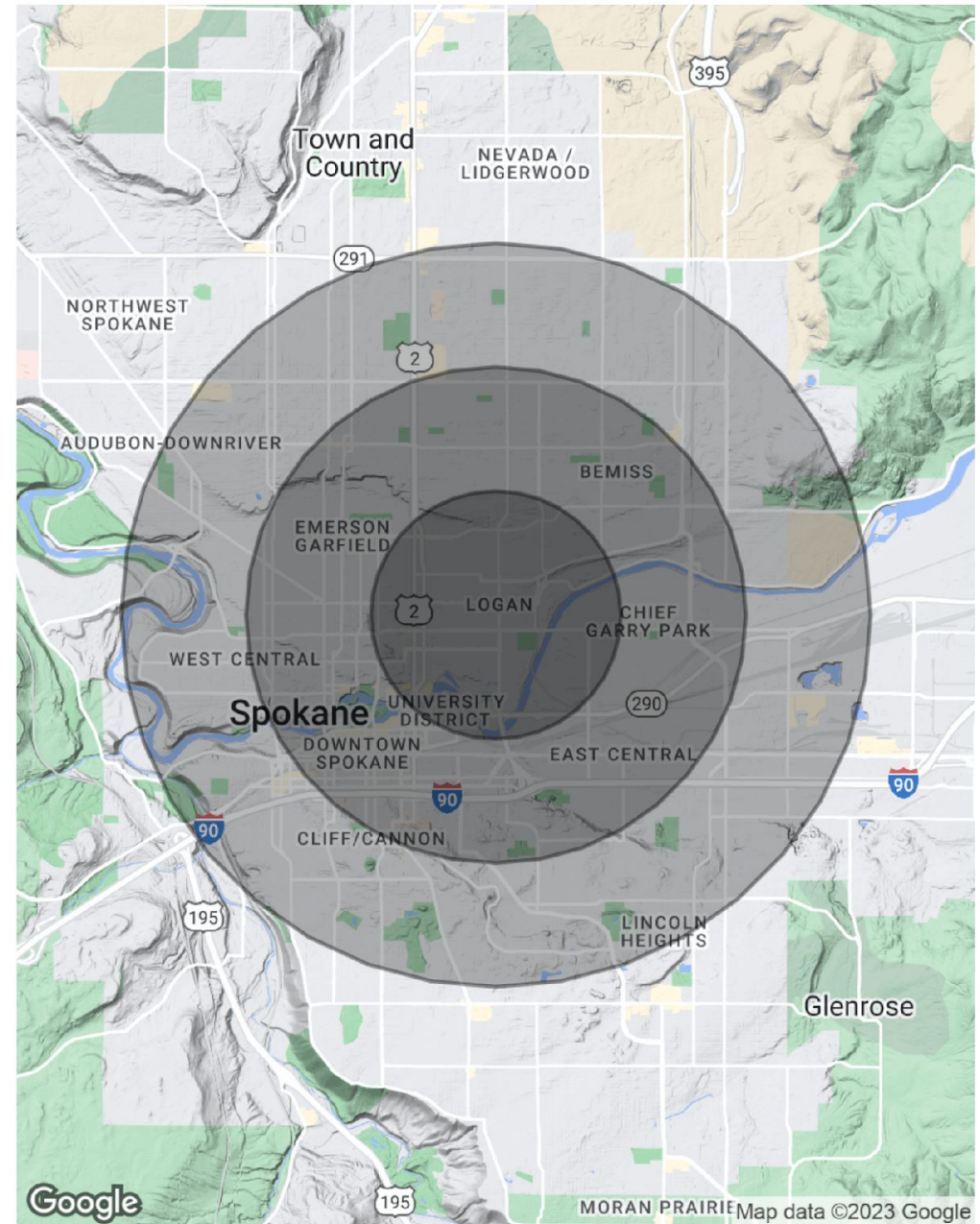


DEMOGRAPHICS

POPULATION	1 MILE	2 MILES	3 MILES
Total Population	15,219	59,194	122,477
Average Age	35.4	34.2	34.1
Average Age (Male)	36.7	33.9	33.1
Average Age (Female)	34.3	34.6	35.2

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,220	26,308	54,098
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$39,849	\$40,532	\$45,818
Average House Value	\$154,526	\$154,024	\$166,813

* Demographic data derived from 2020 ACS - US Census



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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.

