

3004 E Boone Avenue Spokane, Washington



Clean, low maintenance 8 unit apartment building with a 38 unit ministorage consisting of units ranging from 50sf - 300sf. Mostly vinyl windows, newer pitched composition roof and low maintenance landscaping keep expenses down. Centrally located in East Spokane, the surrounding area is comprised of many small businesses providing an ample tenant pool. Off street uncovered parking and common coin operated laundry are provided. Current manager estimates large upside potential in rents. Easy to manage!



Description

Property Type: **8 Unit Apartment/38 Unit Ministorage**
 Address: **3004 E Boone Avenue** [Click here for Google Map](#)
Spokane, WA 99202
 Parcel No.(s): **35152.1612**

Sale Information

Sale Price: **\$ 1,495,000** Cap Rate: **6.4%**
 Terms: **Cash to Seller** GRM: **11.1**
 Price/Unit: **\$0**

Building Information

Year Built: **Apts 1976 Minstorage 1996**
 No. of Floors: **Two**
 Project type: **Apartment + Ministorage**
 Roof: **Pitched Composition. 2008.**
 Exterior: **T-111. Vinyl Windows.**
 Type Heat: **Ind Electric BB Heat and domestic hot water.**
 Uncovered Parking: **12**
 Carports: **0**
 Total Offstreet: **12**

Unit Mix

	Qty	Sq. Ft. ±	Current Rent
1br/1ba	8		\$870
Ministorage	38		\$111
Totals:	46		\$11,185

Amenities

Vinyl Windows **Newer comp roof**
Wall A/C **Minimal landscaping**
Coin Laundry **Off street parking**

Land Information

Sq. Footage: **18877** Sq. Ft. ± **0.43** Acres ±
 Topography: **Flat**
 Zoning: **Light Industrial**
 Sewer: **City**
 Water: **City**
 Power: **Avista**
 Refuse: **City**
 Area: **East Spokane**

Information is deemed reliable but not guaranteed.
 No representations or warranties are expressed or implied.
 Broker shall not be responsible for changes, errors or omissions.
 All measurements are for convenience only.
 All critical investigations must be done by purchaser.

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