



**FOR SALE**

***Valley Luxury Townhouses (Five-Plex)***



***12402 E. Broadway Ave Spokane Valley, WA 99216***



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

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## *Property Overview*

- Sales Price \$1,950,000.00
- Parcel # 45153.0418
- Year Built 2020/2021
- Well Maintained Luxury Large Townhouses (5 Plex)
- Lot Size 24,174+/- Square Feet (0.56)
- Total Building Size 10,250+/- Square Feet
- Each Townhouse Unit is 1,871 +/- Square Feet
- All Floor Plans consist of Three (3) Bedrooms and Three (3) Full Bathrooms
- One Attached Car Garage per Townhouse

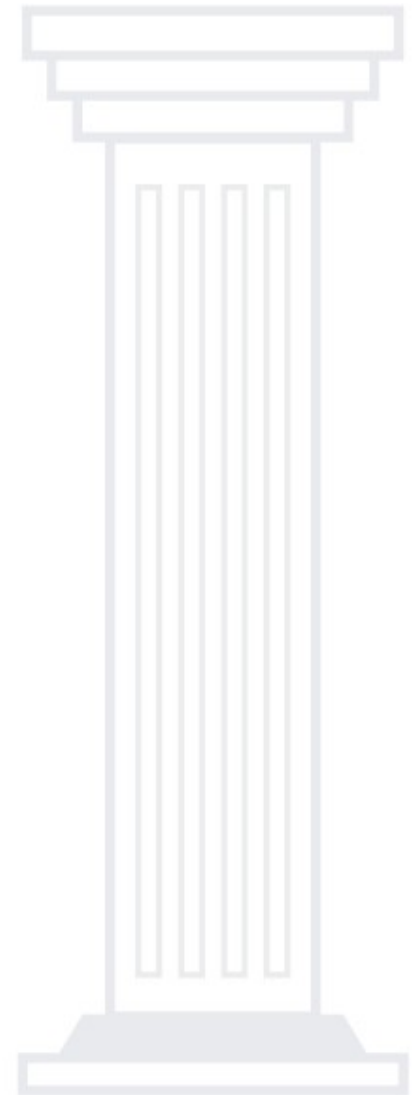
- Open Floor Plan Living Room Concept with 9' Ceilings
- Plumed Kitchen Island with Informal Dining
- Includes appliances: D/W, Refrigerator, Disposal, Microwave
- Gas Forced Air (High Efficiency Furnaces)
- Air Conditioning
- Oversized Master Bedrooms and Larger Master Closets
- Granite Counters, Soft Close Cabinets, Pantry
- Upstairs Laundry Rooms in each Unit
- Concrete Entrance and Driveway
- 200 AMP
- Trex Deck's

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**Basic**  
**Financial Overview**

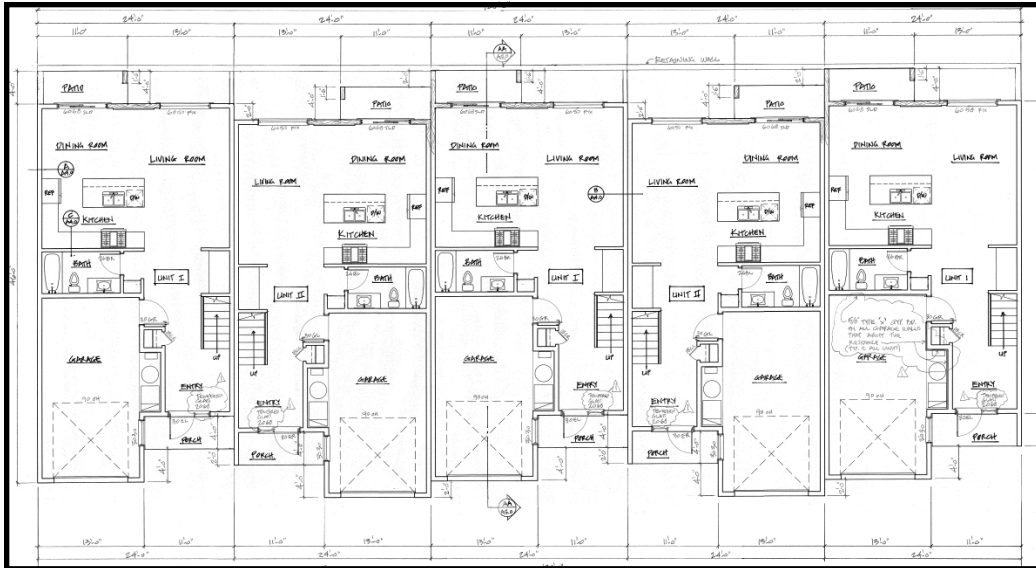
- Sales Price: \$1,950,000.00.
- \$190.00 per Square Foot, 10,250 Square Foot Total Structure per Spokane County Assessor
- 100% Leased
- 2023 Total Property Taxes: \$12,481.01
- Landlord Owner responsible for taxes, sewer, water, trash, landscaping maintenance and snow removal
- Tenants responsible for gas, communications and electrical utilities
- Great Potential AIRBNB
- Do not disturb tenants
- For current Financial information available with appraisal leasing comparables, please contact Listing Broker



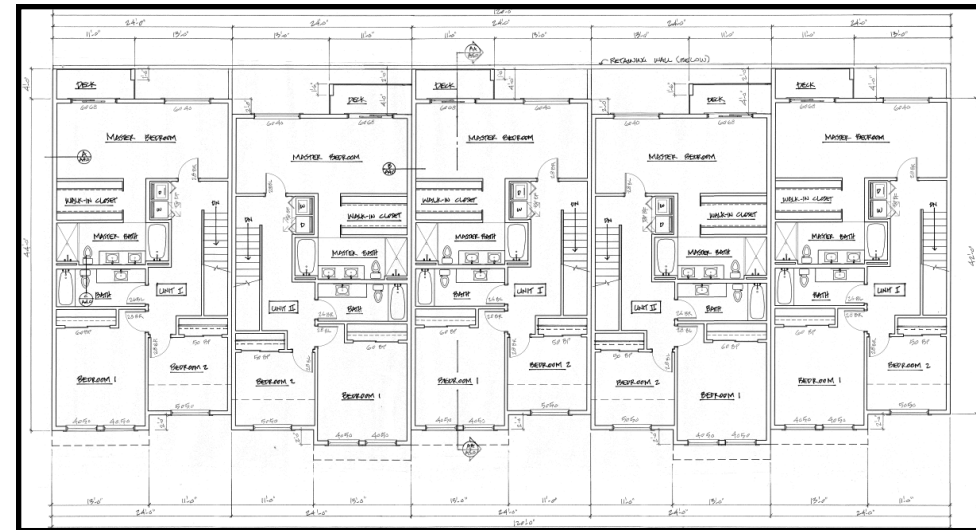
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## Floor Plans

### First Floor



### Second Floor





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## Pictures



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## *Area Location Map*

### Location:

*Valley Broadway Townhouses are located in the heart of the Spokane Valley off the Pines Road Corridor.*

*Subject location has easy access to I-90 Freeway. Proceed*

*South from the freeway and take a left on Broadway Ave.*

*Near a variety of Amenities Including: Schools, Medical, Food Services, Shopping and Employment.*



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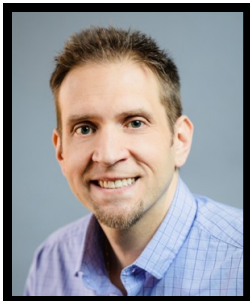




For over 40 years G. ARGER CO. REAL ESTATE INC., has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.

We offer services in commercial property sales, residential property sales, property management and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.



**Gene Arger, Broker**  
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