



UNDERCLIFF MANSION

703 W 7th Ave • Spokane, WA 99204

Offering Price: \$1,600,000

Historic Office Investment Opportunity

Property Overview

- ±11,690 SF Historic Office Building
- ±1.39 Acre Site
- Built in 1903
- Approx. 15 Private Suites
- Updated Kitchen & Conference Room
- Ample On-Site Parking
- Prime Lower South Hill Location



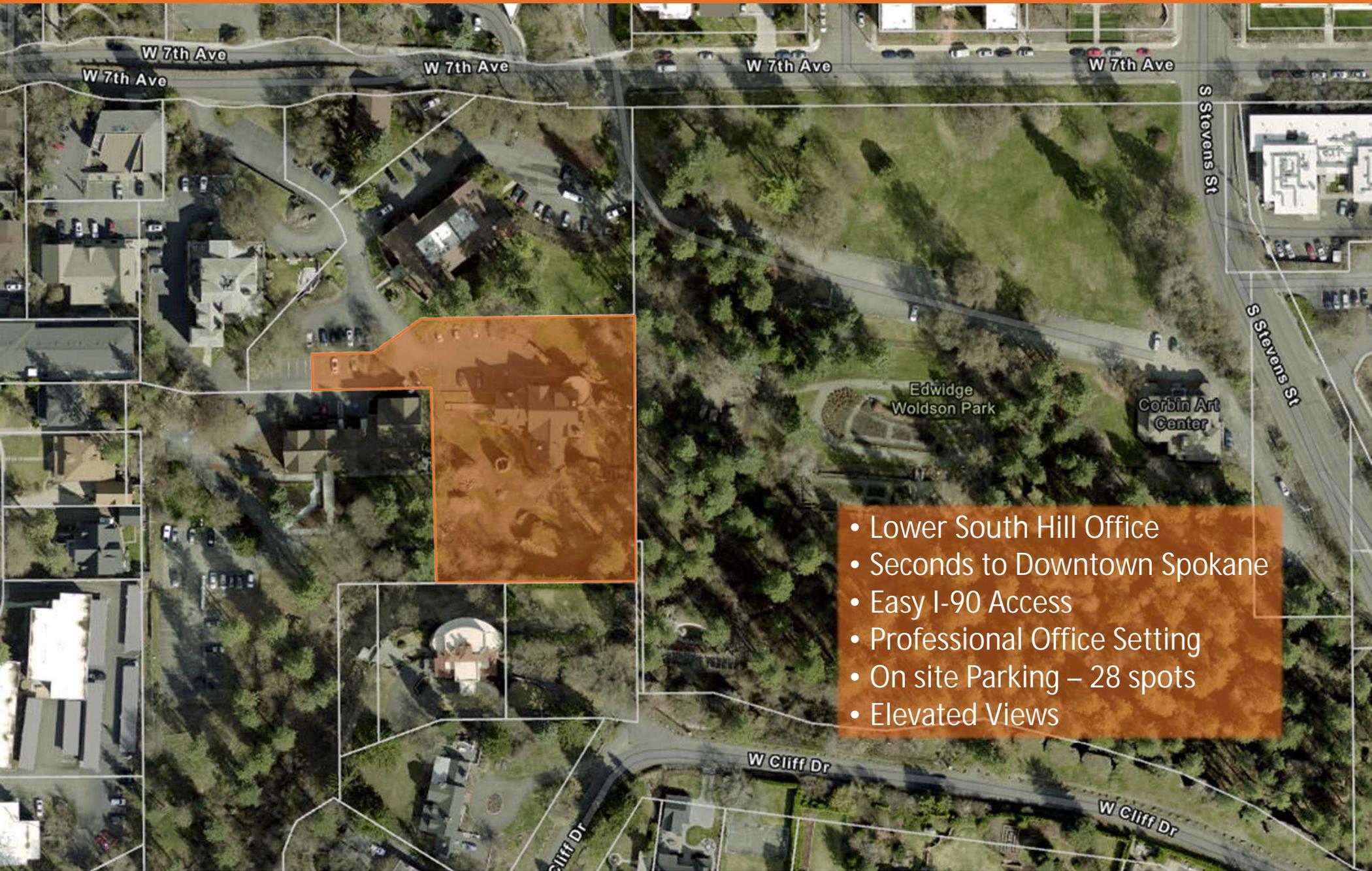
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Interior Features



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Site & Location



- Lower South Hill Office
- Seconds to Downtown Spokane
- Easy I-90 Access
- Professional Office Setting
- On site Parking – 28 spots
- Elevated Views

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Market & Financial Overview

- Strong Comparable Sales Support
- Market Ave: Similar/Age/Type ~\$132/SF
- Income Upside Through Lease-Up
- Value-Add Opportunity
- Rare Historic Asset Class
- Owner-User & Investor Appeal
- Offered at \$1,600,000 (\$137/SF)

Contact & Brokerage

\$1,600,000

Possible Owner Contract, CLA

Floor plans available upon request.

Vic Overholser
(509) 251-1934
vic@sdsrealty.com

Robbie Bernardin
(812) 568-6341
robbie@sdsrealty.com