



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

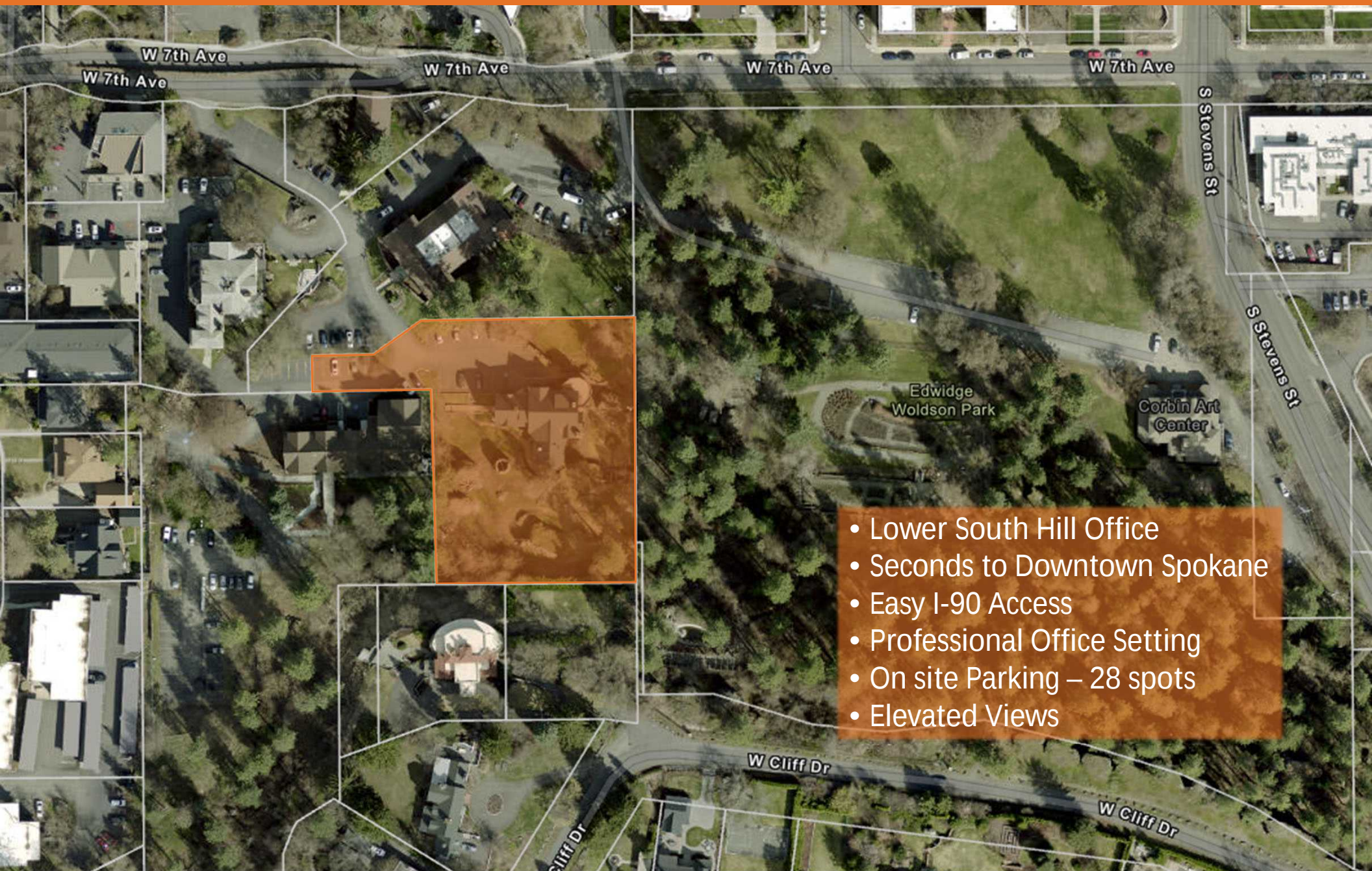
This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer/tenant must verify the information and bears all risks for any inaccuracies.

Interior Features



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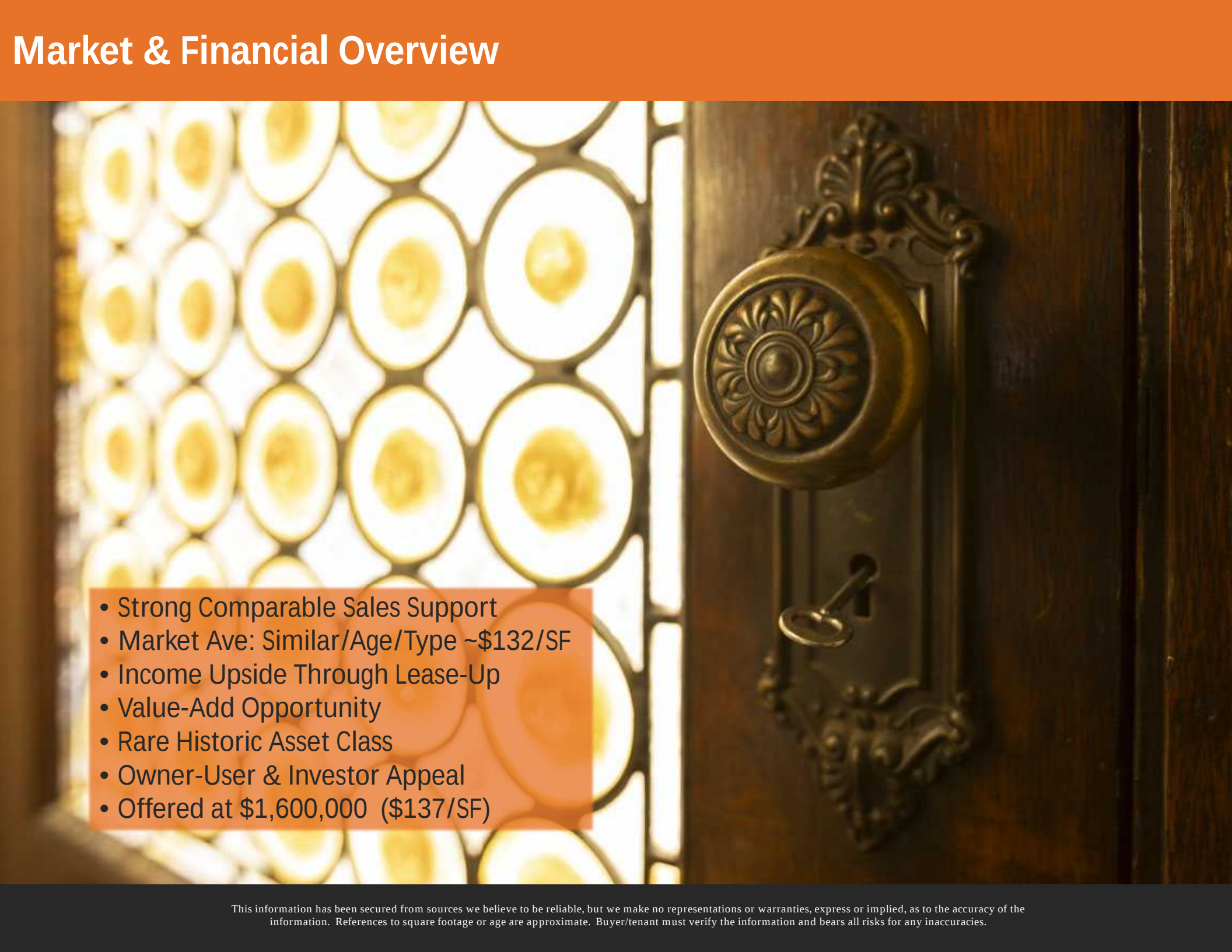
Site & Location



- 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

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- 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)

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Contact & Brokerage

\$1,600,000

Possible Owner Contract, CLA

Floor plans available upon request.

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