

# 1020 E SANSON AVE | Spokane, Washington 99207

2 Beds, 1 Bath      MLS #: 20184446

Flippers check this one out! Gutted, cleaned out and ready for your magic! ARV is \$145k+. This Nevada/Lidgerwood rancher is on a large lot in a quiet neighborhood. Ideal for a fast flip for a family home or turn into a rental property. Currently 2 bed/1 bath, but the square footage allows for another bed and bath. Seller is motivated so bring all offers. Buyer will be required to sign a performance agreement with the seller stipulating that they will fix the property up to neighborhood standards. Close to good schools, park and shopping. Good bones on this one. Check it out make an offer today. Buyer to verify all info, Sold AS IS.

**LEE ARNOLD**  
509-724-0152

lee1@securedinvestmentcorp.com



# \$69,900



- Two lots
- Seller motivated
- Bring ALL offers
- Investment Property
- ARV \$145K +
- Cleaned out



See the Virtual Tour! [www.tourfactory.com/1964773](http://www.tourfactory.com/1964773)

Equal Housing Opportunity | All Information Deemed Reliable but not Guaranteed | 509-724-0152





Lee Arnold  
Keller Williams Realty Spokane  
**509-724-0152**  
lee1@securedinvestmentcorp.com  
<http://agent-108784.pages.tourfactory.com>

VIEW  
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