



FOR SALE



*Prime Owner User
Industrial Acreage Yard*

**6274 S. Pendell Ln
Spokane, WA 99224**



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

(509) 926-5311 office | (509) 844-8814 cell | garger@argerco.com | www.argerco.com

PROPERTY HIGHLIGHTS



For Sale: \$399,999.00

- **Parcel #: 14014.9047**
- **\$2.78 Per Square Foot**
- **143,748 +/- SF Lot**
- **3.30 Acres**
- **Includes Construction Tent**
- **Fully Fenced Secured Parcel**
- **Graded Lot with Berms and Drainage**
- **Utilities at street with easements**
- **2025 Property Taxes: \$2,056.45**
- **Zoning: Light Industrial, many permitted uses per Spokane County. *Construction Yard, Equipment Sales/Services, Warehousing, etc.***
- **Includes Seller construction plans, reports and potentially assumable County permit**
- **Easy Access off I-90 Exit 272, just West of Hayford Road off Medical Lake HWY 902 on Pendell LN**
- **Near Amazon Distribution Facility**
- **Showings by Appointment**

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LOT DIMENSIONS



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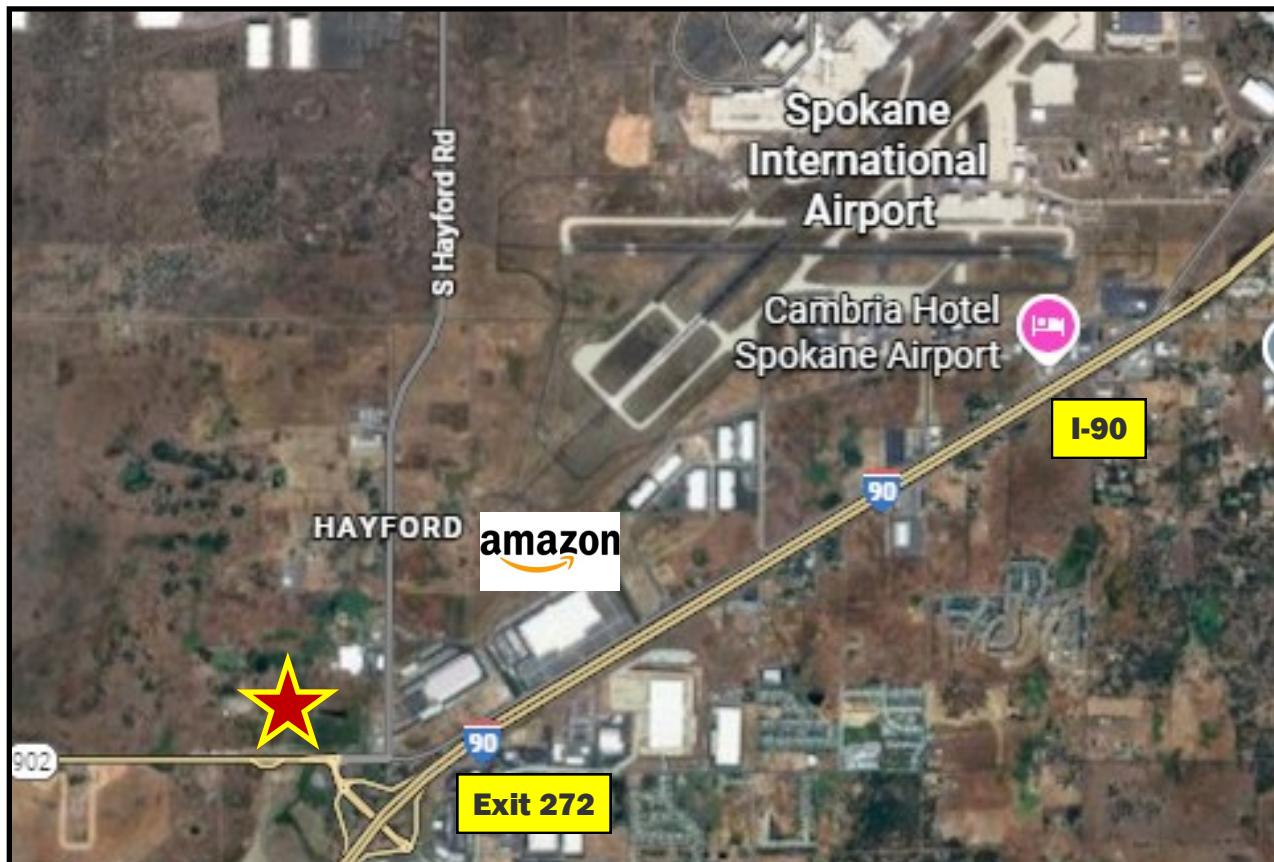
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MAPS



Centrally Located off I-90 Exit 272



Owner User Industrial Contractors Yard * 6274 S. Pendell Ln Spokane, WA



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PHOTOS



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ABOUT US



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.

We are a full-service company that can handle all of your commercial real estate buying, selling, leasing and development needs.



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All prospective buyers should conduct their own analysis and inspections for their intended use.