



*Airway Heights Commercial Acreage
5 Acres Available*

114XX W. Sunset Hwy Spokane WA 99001



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

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

PROPERTY HIGHLIGHTS



For Sale: \$1,990,000.00

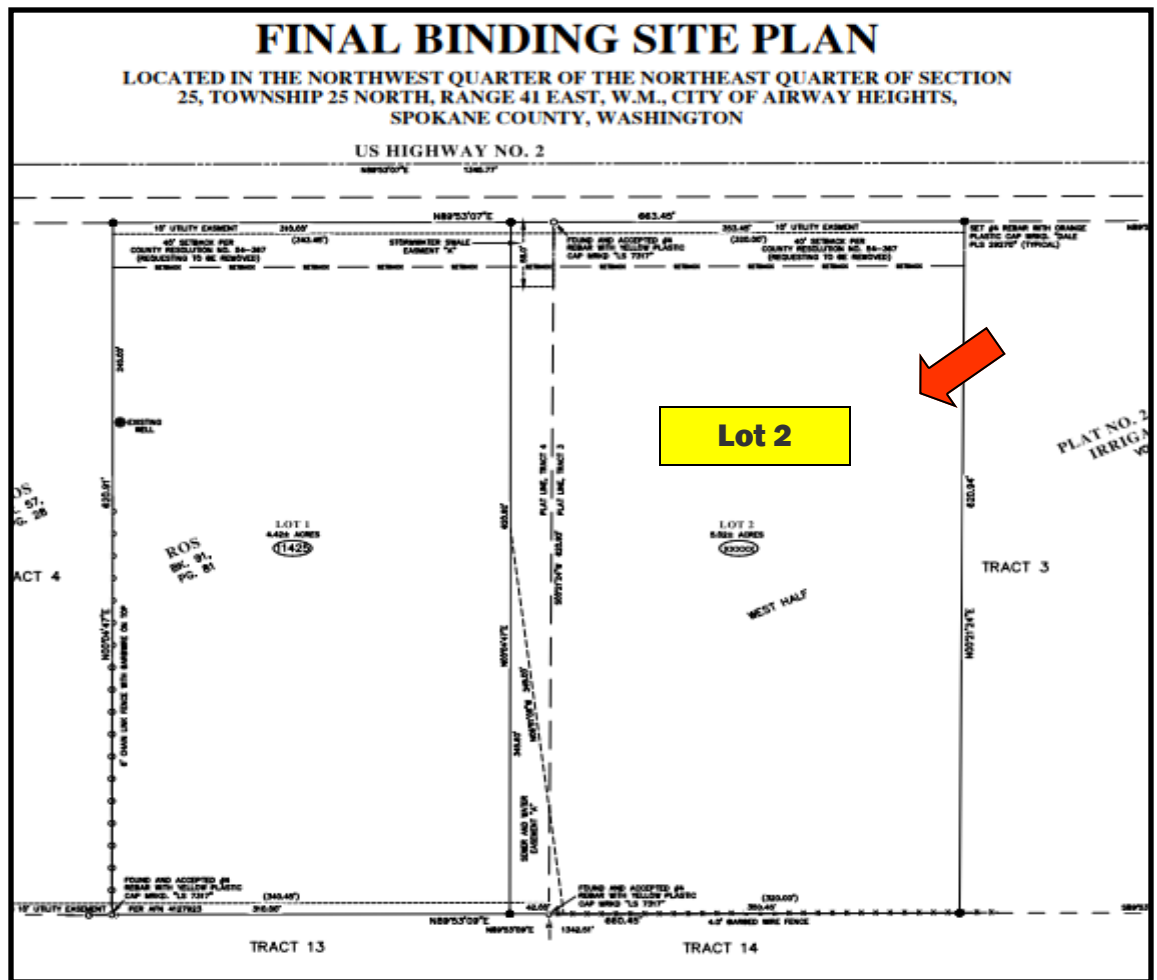
- **Parcel #: TBD, part of existing parcel 15251.0181 New parcel being platted**
- **218,671.20 +/- Square Feet (\$9.10 +/- per SF)**
- **5.02 Acres Available**
- **Commercial Zoning: Highway Corridor (C-2) Many Permitted Uses per City of Airway Heights (retail, fast food, office, mixed use, light industrial, etc.)**
- **Highly Visible Flat Parcel**
- **Surveyed**
- **Developing Fast Growing Area**
- **Traffic Count: 27,000+/- cars per day**
- **Easy I-90 Access**
- **Utilities Available to site**
- **Located outside of Airport/Fairchild overlay zone**
- **Across the street from Kalispell Tribe Northern Quest Casino Land and near a variety of National Retailers**
- **Preliminary plat design in for recording**

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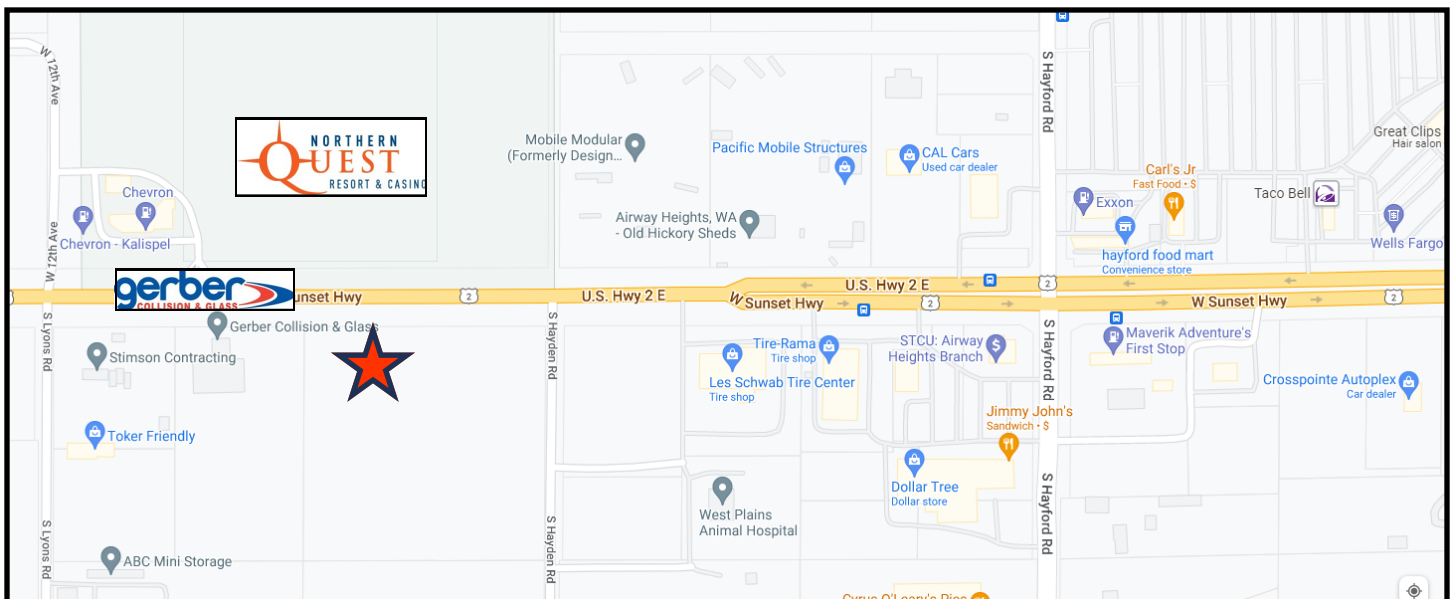


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Fronting Sunset Hwy in between Hayden and Lyons Roads and across the street from Northern Quest Casino Development Land and next to Gerber Collision Center



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ABOUT

We are G. Arger Co. Real Estate, Inc. For over 40 years we have been meeting the real estate needs of hundreds of companies across the Inland Northwest.

We offer services in commercial property sales, commercial leasing, residential /multi-family property sales, property management, landlord and tenant 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.