

# MULTIPLE LAND PARCELS FOR SALE

HIGH TRAFFIC CORNER POTENTIAL

**CORNER OF APPLEWAY AVE. & BROADWAY AVE.  
LIBERTY LAKE, WA 99016**



## OFFERING SUMMARY

|              |                  |
|--------------|------------------|
| <b>Price</b> | \$189K - \$447K* |
|--------------|------------------|

|               |               |
|---------------|---------------|
| <b>\$/SFT</b> | \$16 - 18/SFT |
|---------------|---------------|

|                  |                |
|------------------|----------------|
| <b>Land Area</b> | 0.27 - 1.74 AC |
|------------------|----------------|

|               |     |
|---------------|-----|
| <b>Zoning</b> | C-2 |
|---------------|-----|

\*Seller financing is available,  
Pricing Structure on page 2

- Prime corner location with heavy day traffic
- Easy access to I-90 and major arterials
- 4 Parcels available
  - Can be purchased separately or together

- The only <1 acre land parcels available in Liberty Lake
- APN: 55174.2704, 55174.2705, 55174.2706, 55174.2707

**STEVEN DAINES  
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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## 1. 19501 E. Appleway Ave.

- 0.57 AC | 24,829 SFT
- \$446,922 | \$18/SFT
- Parcel #55174.2705

## 2. 19521 E. Appleway Ave.

- 0.33 AC | 14,374 SFT
- \$229,984 | \$16/SFT
- Parcel #55174.2706

## 3. 19531 E. Appleway Ave.

- 0.27 AC | 11,761 SFT
- \$188,176 | \$16/SFT
- Parcel #55174.2707

## 4. 19551 E. Appleway Ave.

- 0.57 AC | 24,829 SFT
- \$446,922 | \$18/SFT
- Parcel #55174.2704



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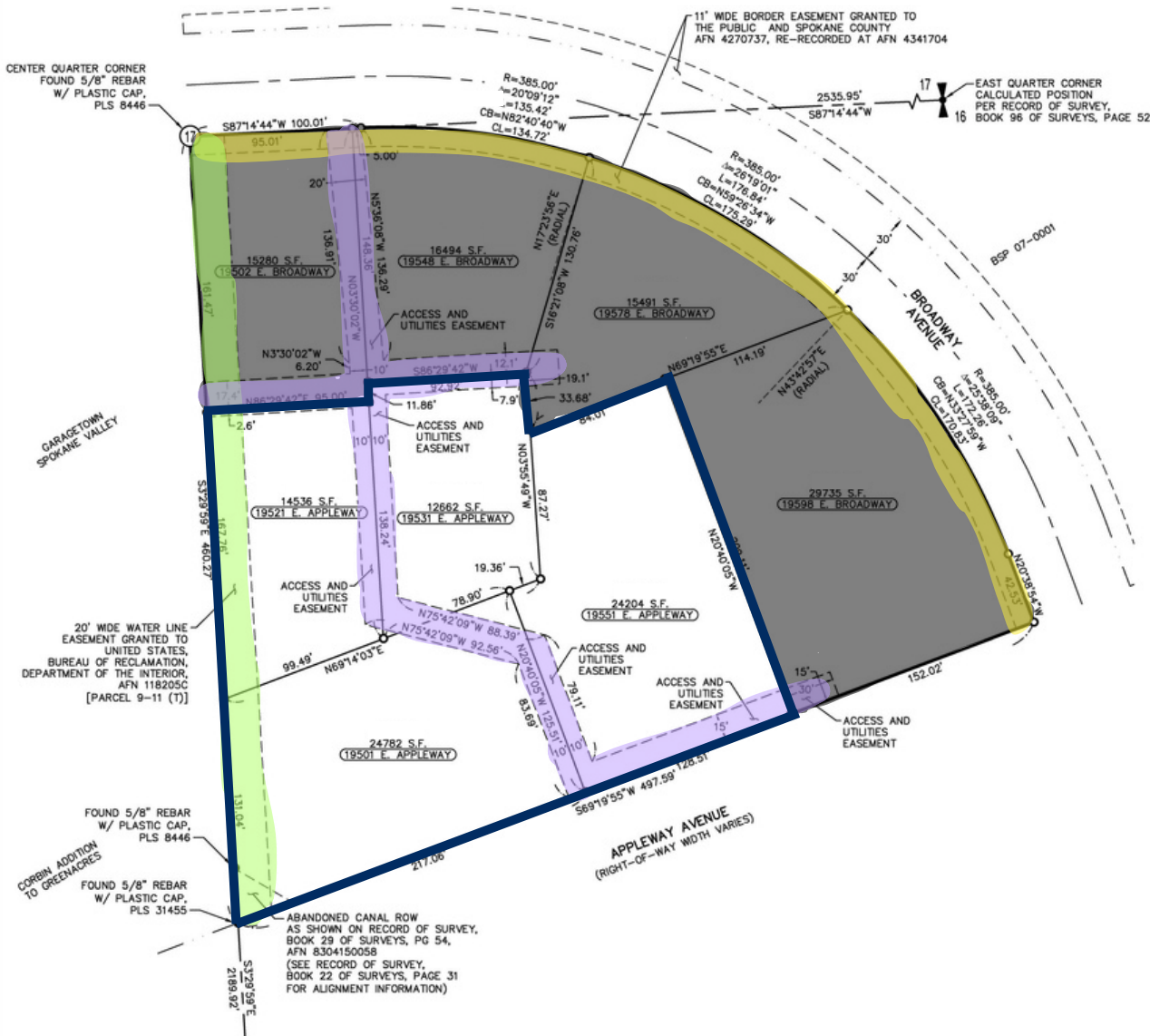
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## Easements to be aware of:

- 11' Easement for the Public & Spokane County
- 20' Water Line Easement for US, Bureau of Reclamation
- Easement for Access & Utilities

### Zoning: C-2 (Community Commercial)

C-2 zoning in Liberty Lake allows for a wide range of commercial, retail, office, and service-oriented uses designed to serve both the local community and regional customers. Permitted uses include restaurants, retail stores, professional offices, personal services, fitness centers, entertainment venues, and certain light industrial or warehouse activities. This flexible zoning offers excellent visibility, high traffic potential, and adaptability for many types of businesses, making it an attractive choice for investors and occupants alike.

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**RENDERING OF A POTENTIAL SHOPPING CENTER**

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**DC**  
**DAINES CAPITAL**  
COMMERCIAL REAL ESTATE



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## **19501 E. APPLEWAY AVE. LIBERTY LAKE, WA**

Price: \$1.312M  
\$/SFT: \$16-18  
Zoning: C-2

Land Area:  
2.5 AC | 113,254 SFT



## **22411 APPLEWAY AVE. LIBERTY LAKE, WA**

Sold May 2025 : \$1.77M  
\$19.54/SFT  
Zoning: Industrial

Land Area:  
2.08 AC | 90,605 SFT



## **20148 E. COUNTRY VISTA DR. LIBERTY LAKE, WA**

Sold Jun. 2025 : \$1.528M  
\$11/SFT  
Zoning: M2

Land Area:  
3.19 AC | 138,956 SFT



## **21329 & 21423 E. MISSION AVE. LIBERTY LAKE, WA**

Sold Mar. 2025 : \$3.2M  
\$14.21/SFT  
Zoning: C-2

Land Area:  
5.17 AC | 225,205 SFT

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## DEMOGRAPHICS

|                             | 1 MILE   | 3 MILE   |
|-----------------------------|----------|----------|
| Population                  | 7,606    | 44,029   |
| Households                  | 2,999    | 17,367   |
| Median Age                  | 41       | 40       |
| Median HH Income            | \$88,272 | \$86,020 |
| Daytime Employees           | 1,061    | 16,452   |
| Population Growth '25 - '30 | 4.39%    | 3.50%    |
| Household Growth '25 - '30  | 4.33%    | 3.48%    |

## COLLECTION STREET

## CROSS STREET

## TRAFFIC VOL

|                    |                    |        |
|--------------------|--------------------|--------|
| I-90               | N. Barker Rd. W    | 72,889 |
| E. Appleway Ave.   | I-90               | 21,750 |
| E. Appleway Ave. E | E. Appleway Ave. W | 23,406 |

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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