



*Sunset Commercial Development Lot*

**2608 W. Sunset Blvd  
Spokane, WA 99224**



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

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argenco.com](mailto:ggarger@argenco.com) | [www.argenco.com](http://www.argenco.com)

# PROPERTY HIGHLIGHTS



*For Sale: \$200,000.00*

- **Prime Owner-User Development Lot just West of Downtown Spokane**
- **Parcel #: 25243.0913**
- **12,682 Square Foot Lot (.29) 100 x 127**
- **Zoning: Community Business (CB), per city of Spokane. Permitted Uses include Multi-Family, Office and Retail**
- **Utilities Available at Sunset Blvd**
- **Highly Visible off Sunset Blvd Bridge**
- **Epic views over looking High Bridge Park, Latah Creek with City Views**
- **Easy I-90 Access and minutes to Spokane International Airport**
- **2025 Property Taxes: \$697.56**
- **Seller to share Professional Reports and City Pre-Dev Comments**

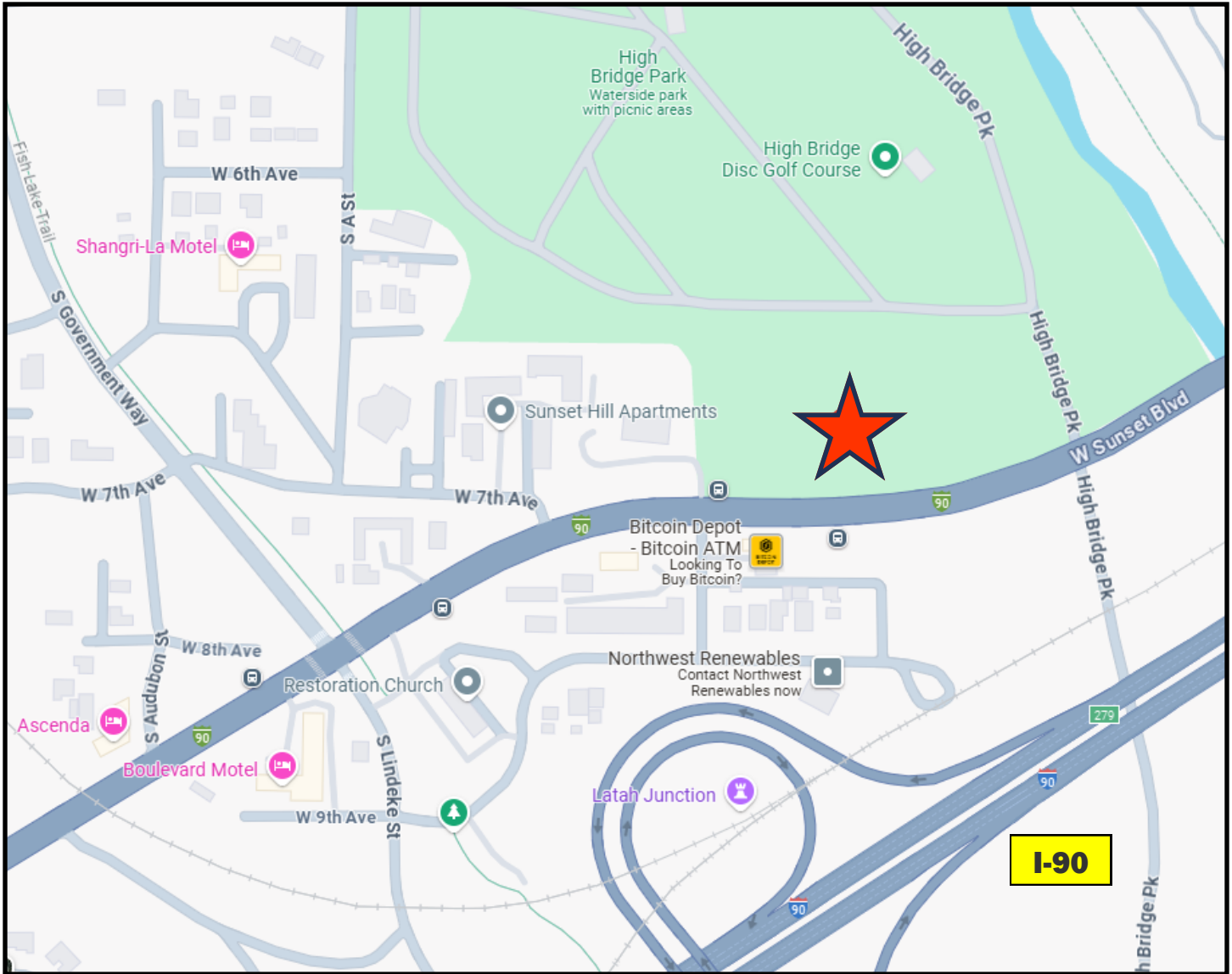
Sunset Commercial Development Lot \* 2608 W. Sunset Blvd Spokane, WA



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

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

# MAP



**Just East of South Government Way overlooking High Bridge Park**

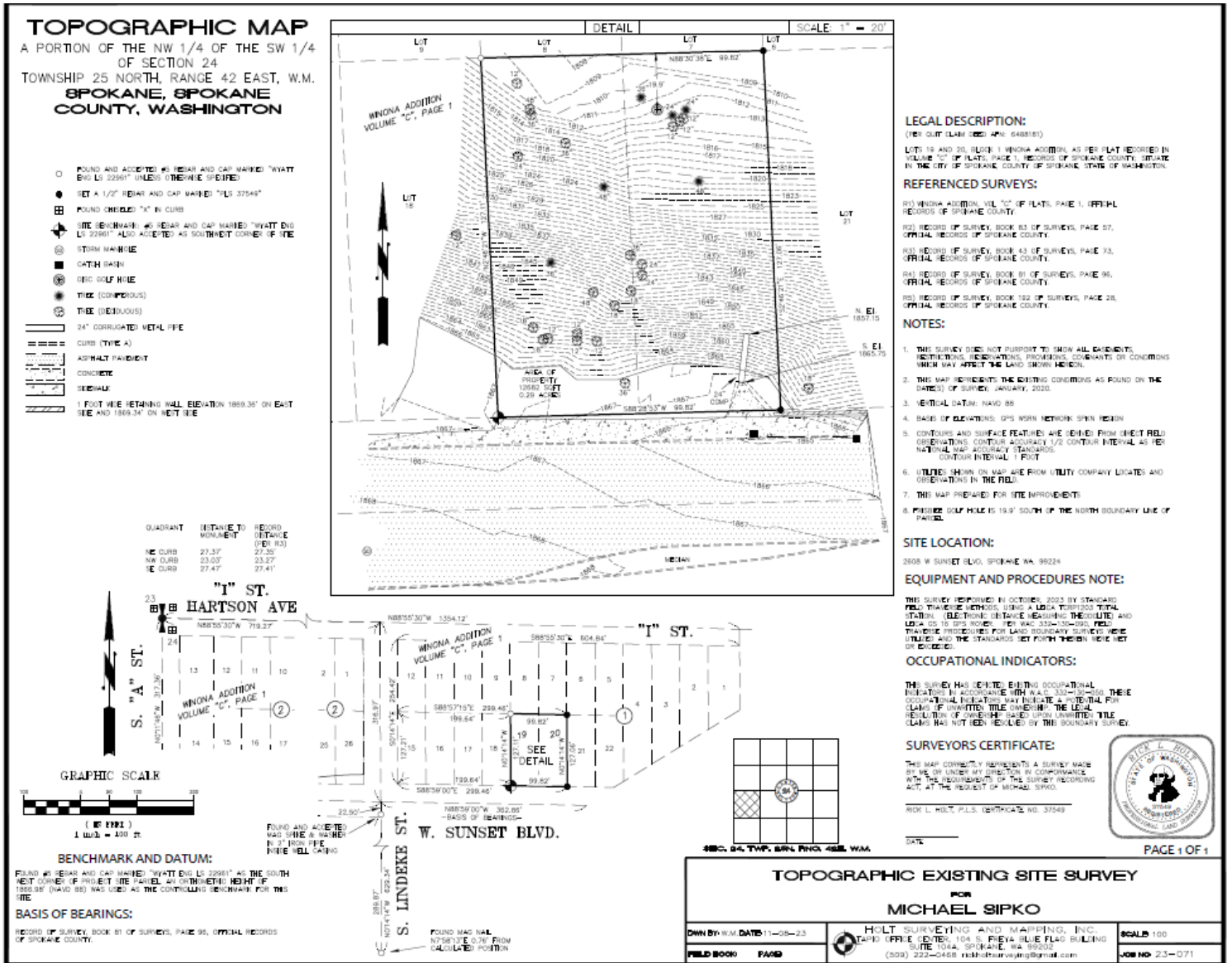
Sunset Commercial Development Lot \* 2608 W. Sunset Blvd Spokane, WA



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

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

# TOPO MAP



Sunset Commercial Development Lot \* 2608 W. Sunset Blvd Spokane, WA



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**  
(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

# 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.

G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.

	<p><b>G. ARGER CO. REAL ESTATE INC</b> <b>GENE ARGER, BROKER</b></p> <p>(509) 926-5311 office (509) 844-8814 cell ggarger@argenco.com www.argenco.com</p>	 	
---	---	--	---

Property information on this flyer is for convenience only and should not be relied upon for accuracy. All prospective buyers should conduct their own analysis and inspections for their intended use.