



Valley Industrial Lot

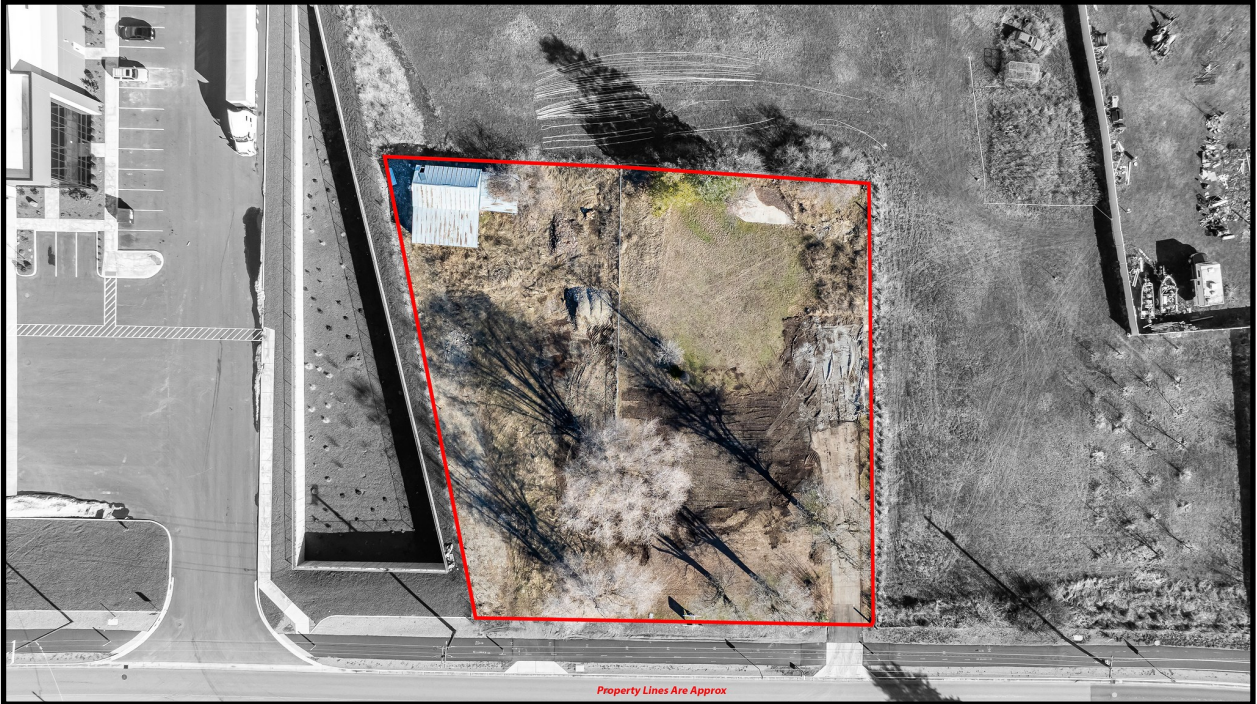
**3512 N. Barker Road
Spokane Valley, WA 99027**



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

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

PROPERTY HIGHLIGHTS



For Sale: \$624,900.00

- **Prime Owner User Property**
- **Parcel #: 55053.0102**
- **37,026 Square Foot Lot (.85)**
- **Zoning: Industrial (I)**, Allows all types of industrial development, manufacturing, processing, fabrication, assembly, disassembly, and freight-handling, etc.
- **Utilities Available at Barker Road**
- **Barker Street Improvements in place**
- **Shovel Ready, Flat Buildable Land**
- **Highly Visible on Barker Road between Trent Ave and Euclid Ave**
- **Next to CrownWest Logistics and near Amazon Distribution Facility**
- **Easy I-90 Access (Barker Rd Corridor), minutes to Idaho Stateline**
- **Sold in 2023 for \$625,000.00**
- **2025 Property Taxes: \$3,408.70**

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MAP



North of Euclid Ave on Barker Rd, Easy I-90 Access (Barker Corridor)

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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.

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

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