

*Sunset Pointe Development Acreage  
(8.25 Acres Available)*

**4611 W. Sunset Hwy & 1720 S. Assembly Rd  
Spokane, WA 99224**



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

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# PROPERTY HIGHLIGHTS



For Sale: \$3,695,000.00

- **Two Adjoining/Connecting Parcel's:**
  - \* **25271.2803 & 25271.9215**
- **4611 W. Sunset Hwy (25271.2803)**
  - \* **5.5 Acres (239,580 +/- SF)**
  - \* **Zoned: General Commercial (GC70)**
- **1720 S. Assembly Rd (25271.9215)**
  - \* **2.75 Acres (119,790 +/- SF)**
  - \* **Zoned: Multi-Family (RMF)**
- **Zonings allow for unlimited density**
- **TOTAL of 8.25 Acres (359,370 +/- SF)**
- **Incredible East Facing Views of Downtown Spokane**
- **Visible from I-90 with Easy Access (Garden Springs Exit 277)**
- **Enter property off Sunset Hwy and Assembly Road entrances/driveways**
- **Minutes to Downtown Spokane and Spokane International Airport**
- **Seller has multiple reports including Survey, GeoTech, Site Plans, etc.**
- **Utilities Available**

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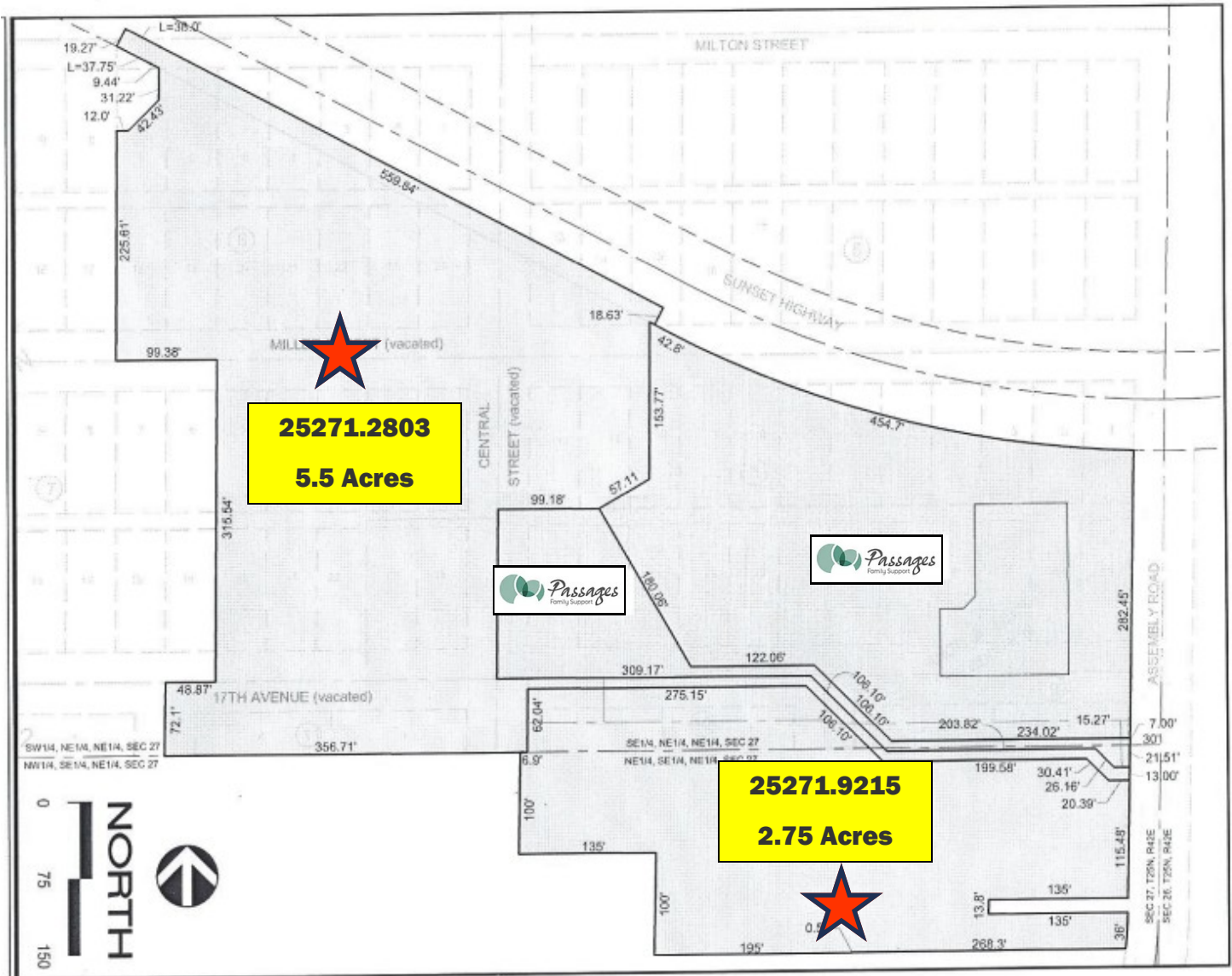


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# SURVEY

**8.25 Acres**



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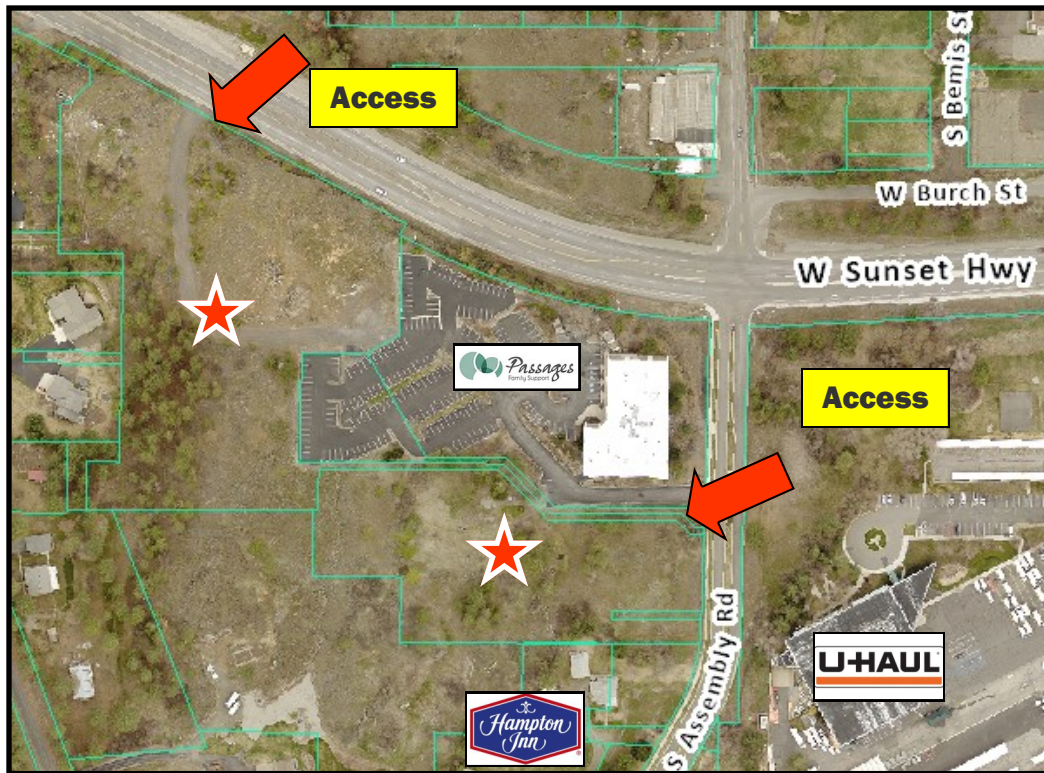


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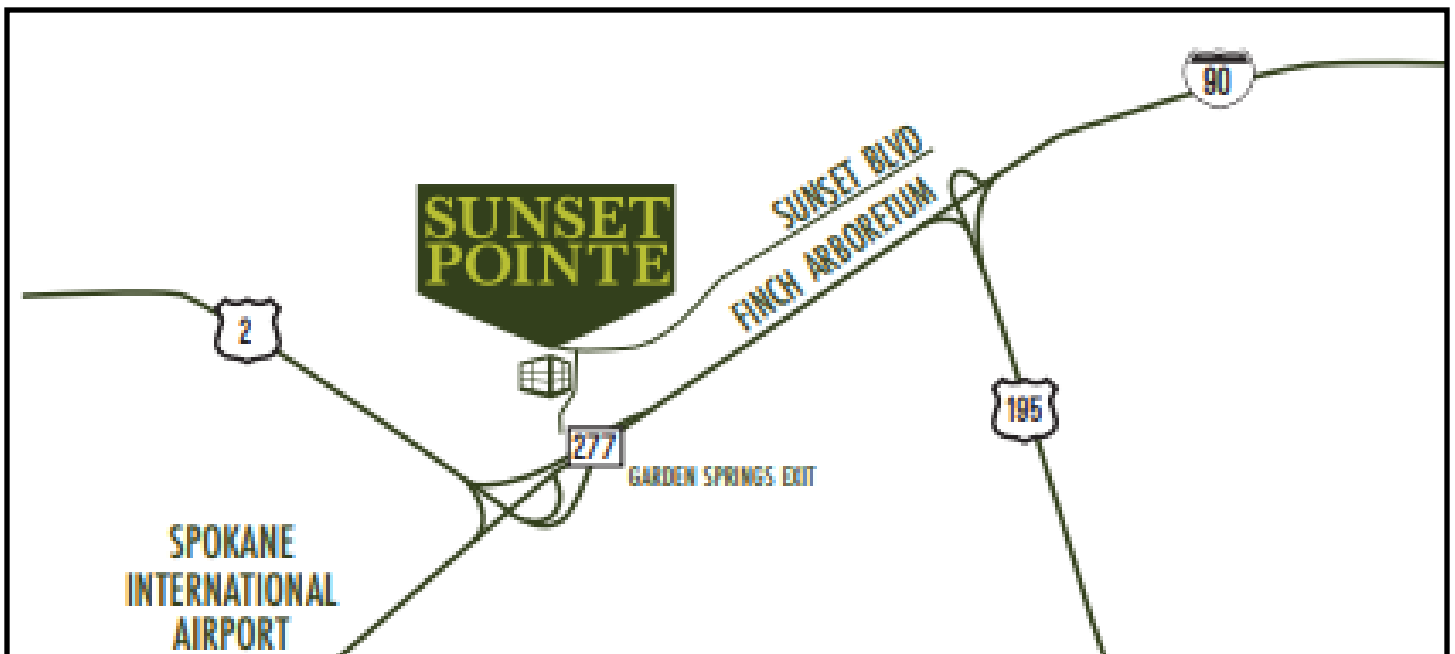
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# MAPS



*Easy I-90 Access and minutes to Downtown or Airport*



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# PHOTOS



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# ABOUT



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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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.