

FOR SALE



AUTO REPAIR SHOP & SINGLE FAMILY RESIDENCE

527 N Barker Road
Greenacres, WA 99016

OFFERING PRICE | \$895,000

BUILDING SIZE | ±3,072 SF (2 Buildings)
| ±2,400 SF (Mechanic Shop)
| ±672 SF (Income producing SFR)

LOT SIZE | ±0.58 Acres

PARCEL | 55184.0701

YEAR BUILT | 1998

ZONING | CMU



KIEMLE
HAGOOD

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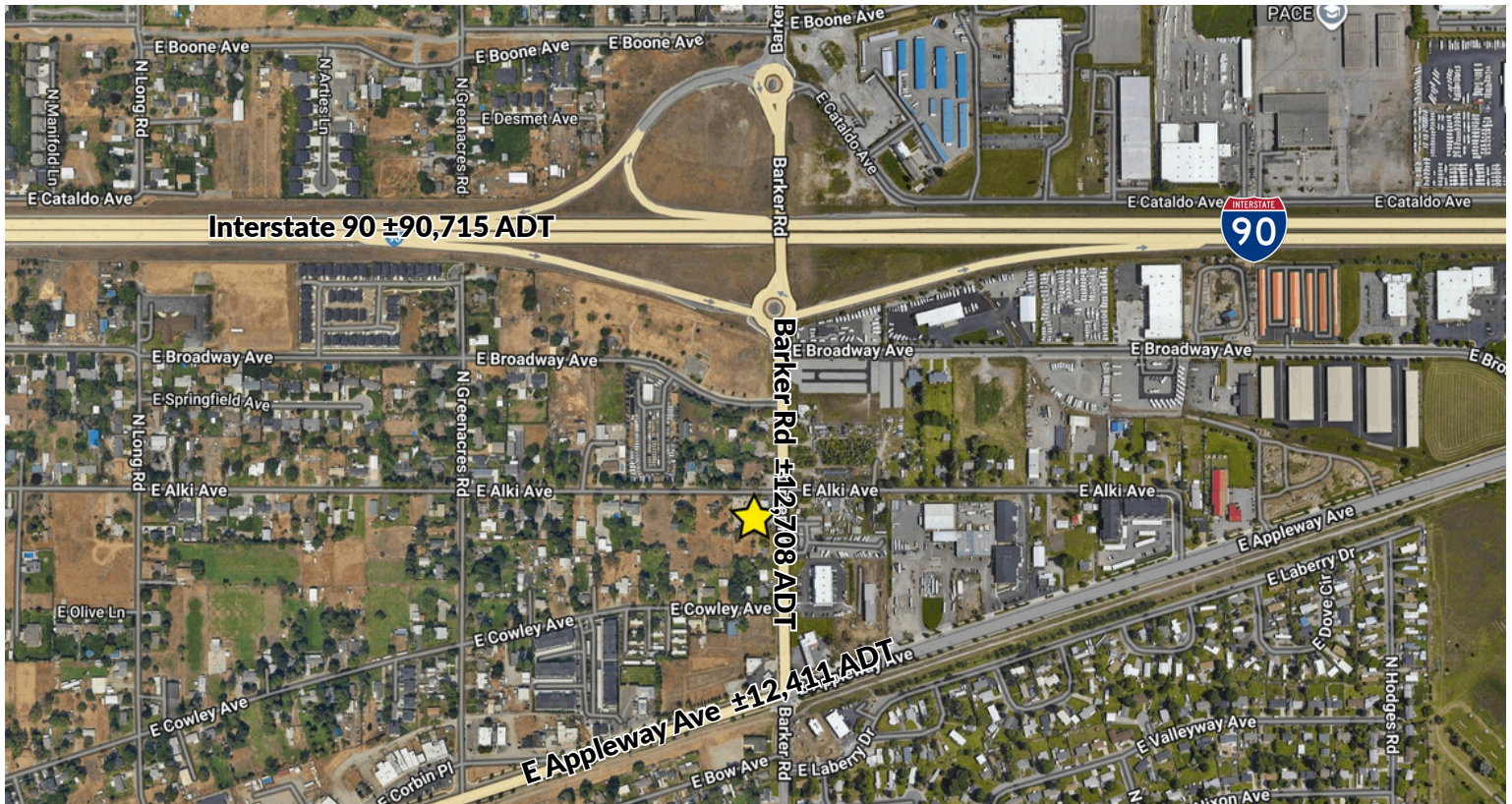
527 N Barker Road offers a unique mixed-use investment opportunity in the heart of Spokane Valley. This property features a well-established auto repair shop paired with an adjacent single-family residence, creating flexibility for both owner-users and investors. Positioned along the highly traveled Barker Road corridor, the site benefits from strong visibility, convenient access to I-90, and steady traffic from surrounding residential neighborhoods and nearby commercial growth. Whether operated as an income-producing asset or occupied by an owner seeking on-site living or office space, this property delivers versatility and long-term upside in a rapidly expanding area.



PHOTOS

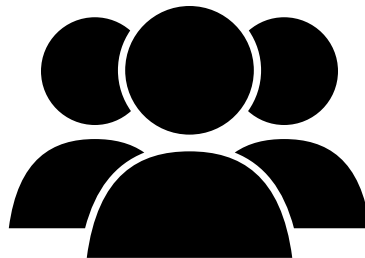
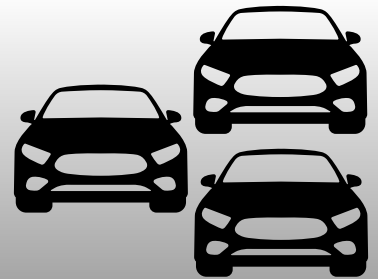


SURROUNDING AREA

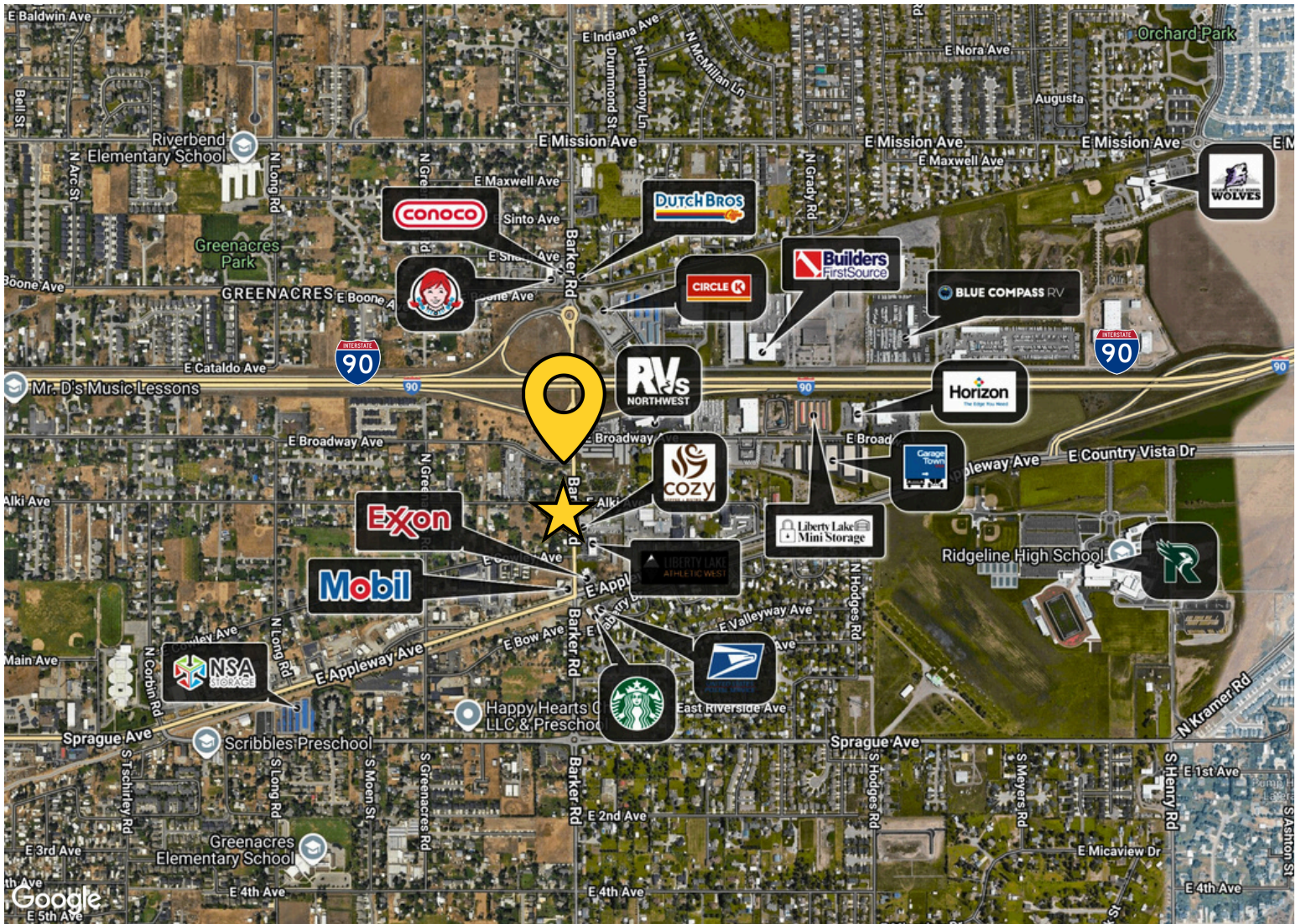


DRIVE TIME AND DISTANCE

- Spokane International Airport (West) | ±20 Minutes, ±19 Miles
- Liberty Lake, WA (East) | ±4 Minutes, ±3 Miles
- Coeur d'Alene, ID (East) | ±23 Minutes, ±19 Miles
- Deer Park, WA (North) | ±41 Minutes, ±32 Miles
- Pullman, WA (South) | ±1 Hour 31 Minutes, ±87 Miles



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
ESTIMATED POPULATION 2025	8,838	47,246	107,869
PROJECTED POPULATION 2030	9,902	50,401	111,871
EST HOUSEHOLDS 2025	3,642	19,409	44,247
DAYTIME DEMOGRAPHICS	4,949	34,406	71,345
AVERAGE HOUSEHOLD INCOME	\$106,171	\$119,311	\$113,590
MEDIAN HOUSEHOLD INCOME	\$86,609	\$92,997	\$90,013



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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVE, #400
SPOKANE, WA 99201