

Land For Sale

// 4216 NORTH BEST ROAD

Spokane Valley, WA 99216



// PRESENTED BY:

BOB SPOONER

COMMERCIAL & LEASING MANAGER

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// PROPERTY SUMMARY



PROPERTY DESCRIPTION

The subject is a 0.95-acre (41,553-SF) tract of vacant industrial mixed-use zoned land located at 4216 N Best Road in Spokane Valley, Washington. The site is located north of Trent Avenue on the east side of Best Road, which is east of Evergreen Road and west of Sullivan Road.

Parcel #	45022.4817
Average Depth	320 Feet
Topography	Level, At Street Grade
Zoning District	IMU (Industrial Mixed-Use)
Zoning Description	Allows retail, office, light manufacturing and other light industrial uses, such as contractor yards
Flood Map Panel No. & Date	53063C0579D
Flood Zone	Zone X (Unshaded)
Adjacent Land Uses	Industrial & SFRs

OFFERING SUMMARY

Sale Price:	\$425,500
Lot Size:	0.95 Acres
Lot SF:	41,553 SF

UTILITIES & SERVICES

The site includes all municipal services, including police, fire and refuse garbage collection. All utilities are available to the site in adequate quality and quantity to service the highest and best use.

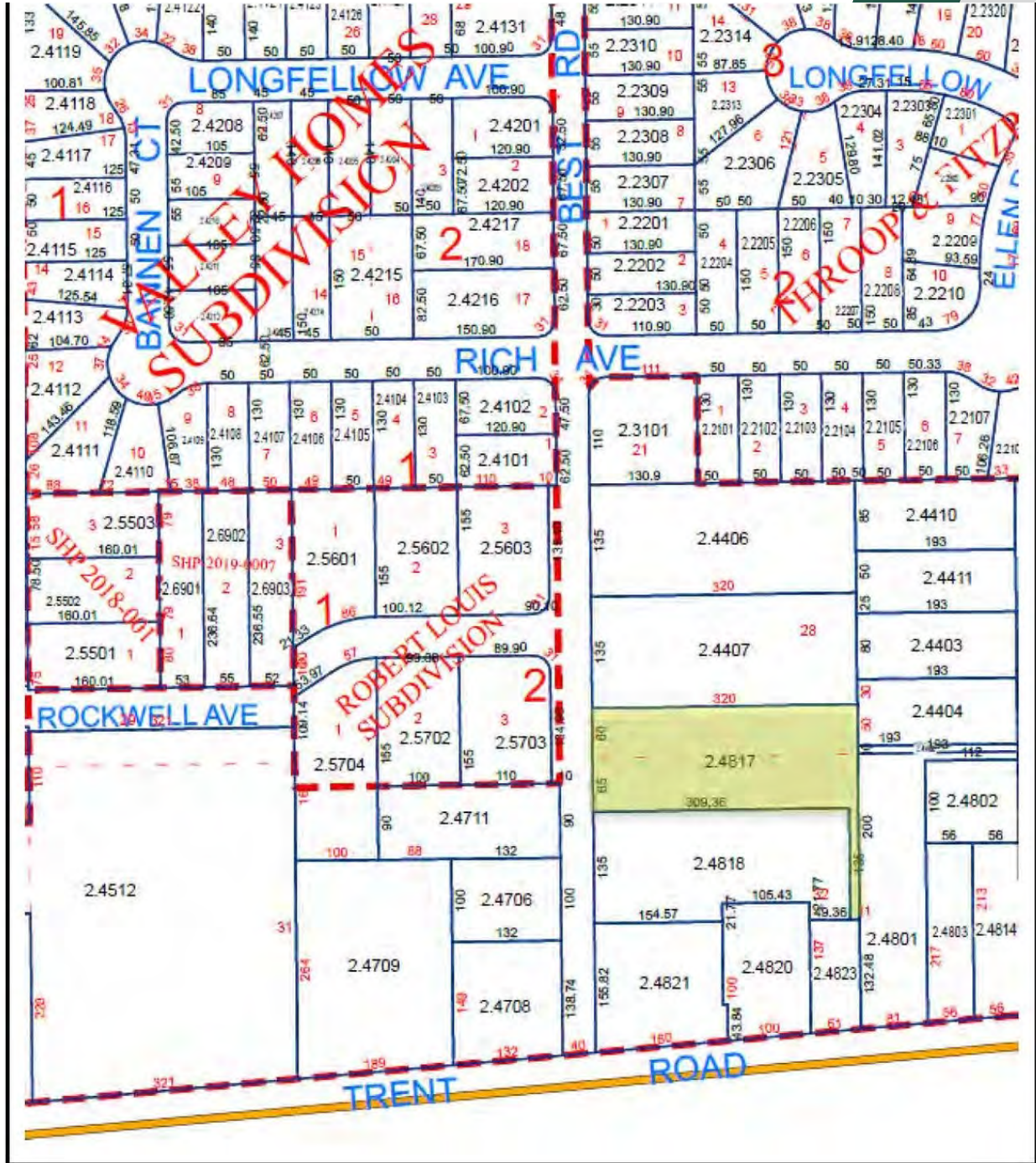
UTILITIES	COMMENTS
Water	Trentwood Irrigation District #3
Sewer	City of Spokane Valley
Natural Gas	Avista Utilities
Electricity	Avista Utilities

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// PLAT MAP



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// RETAILER MAP



Google

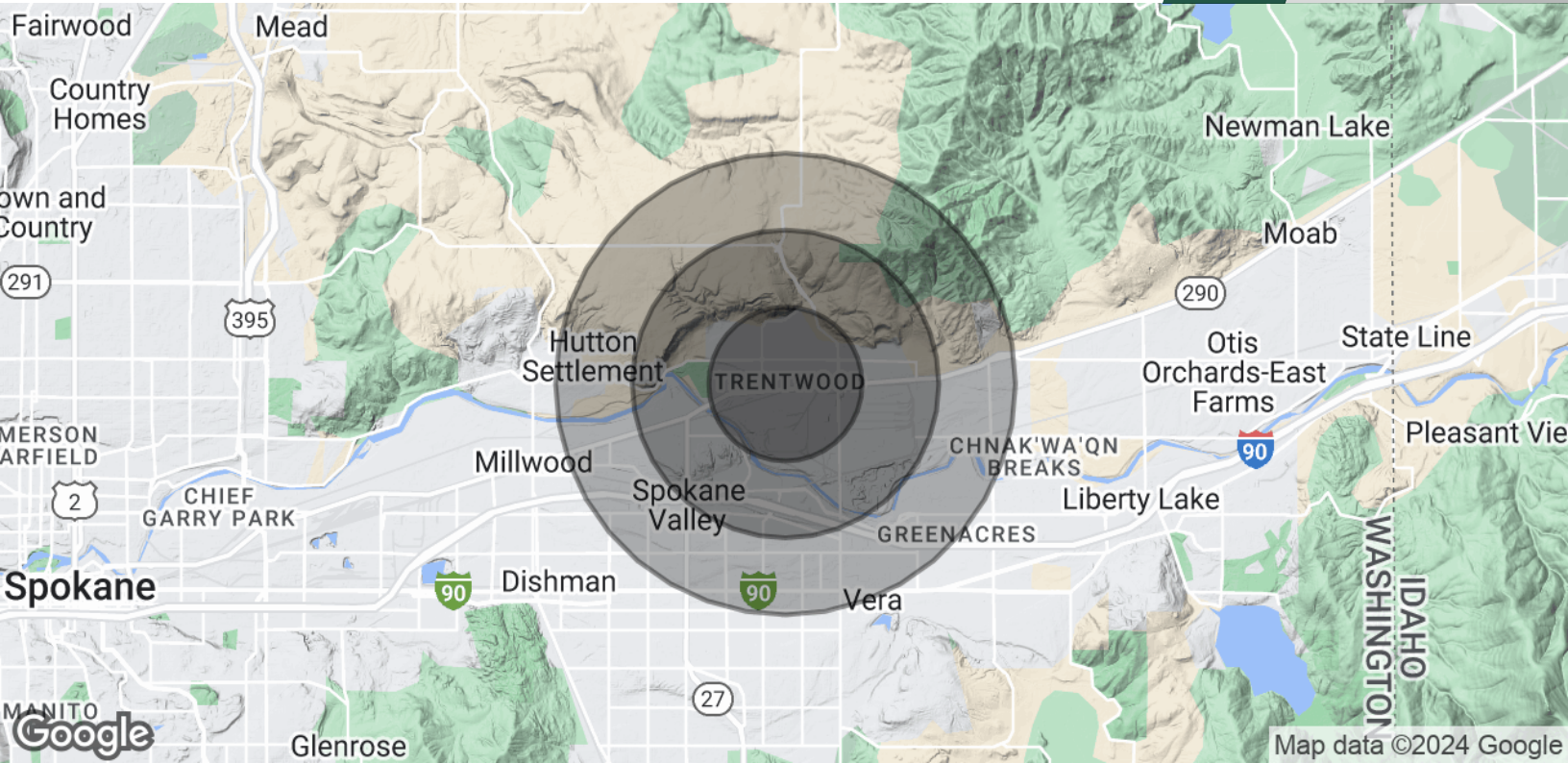
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// DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,853	12,761	36,454
Average Age	39.3	36.7	37.9
Average Age (Male)	39.2	36.0	36.5
Average Age (Female)	38.9	37.5	40.1
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,251	5,767	17,181
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$71,179	\$61,856	\$59,805
Average House Value	\$257,762	\$214,644	\$202,503

2020 American Community Survey (ACS)

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