

LOCATION: Great location just north of Highway 2, east of

and adjacent to Walmart Supercenter

SITE:  $\pm 89,845$  SF ( $\pm 2.06$ ) acres; Parcel number:

25193.0708

**ZONING:** C-2, General Commercial per city of Airway

Heights

**SEWER:** 10" sewer main in 12th Avenue east of

Hazelwood serviced by City of Spokane. City main would need to be extended west on 12th to the property requiring asphalt cutting and repair or extended from the adjacent east property via easement or a private sewer. CLA

for details.

WATER: 12" distribution main in 12th avenue serviced

by City of Spokane

**PROPERTY INFO:** The property is subject to CC & R's and

reciprocal easements. CLA for details.

SALE PRICE: \$250,000.00 (\$2.78/SF) \$224,600 (\$2.50/SF)

## **OFFICE LOCATIONS**

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

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 69/25/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\12th Block W 10000.PUB

KIEMLEHAGOOD.COM

## **Vacant Commercial Land**

10000 Block W. 12th Ave. Airway Heights, WA 99001





## **MARK LUCAS, SIOR**

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