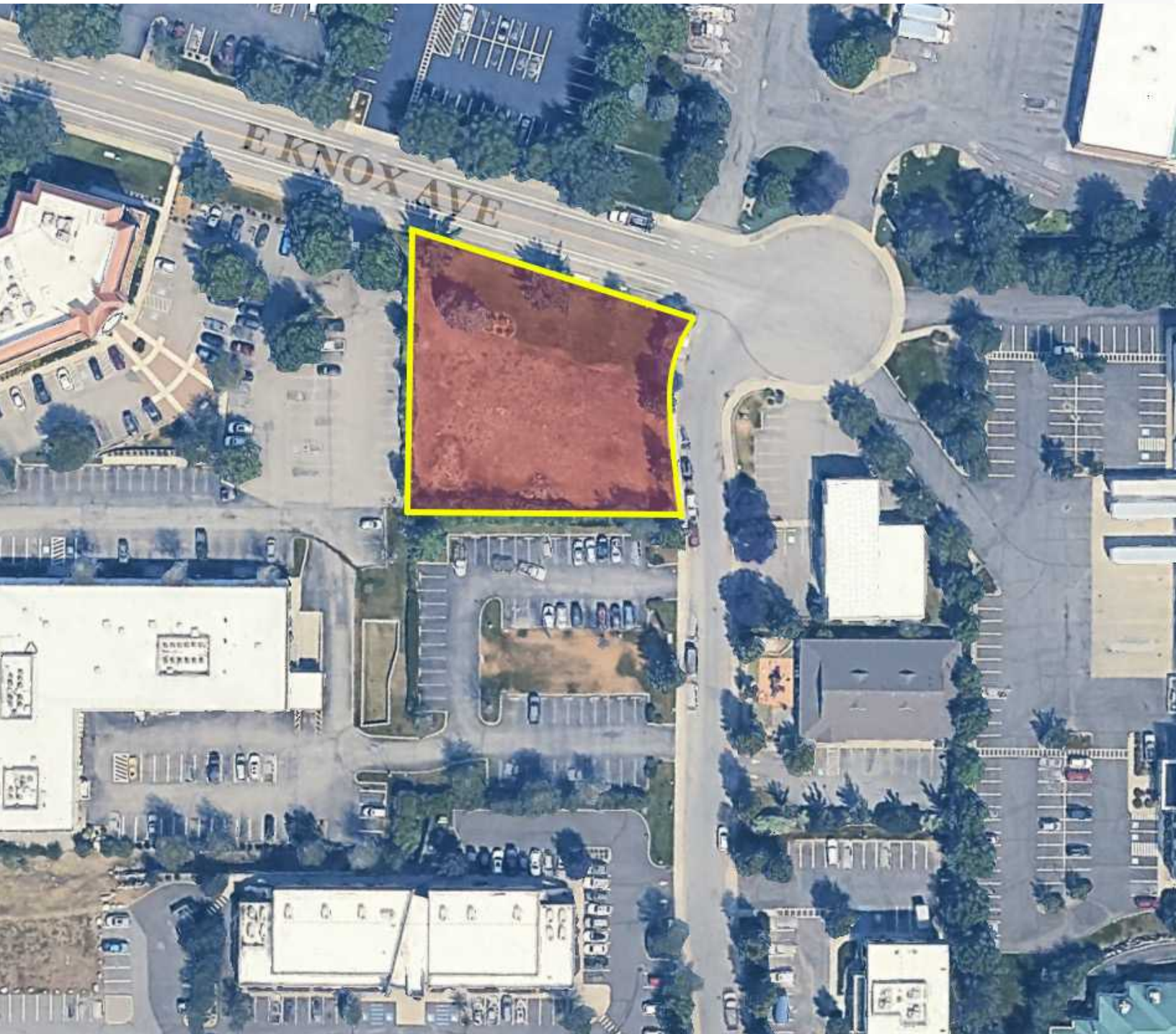


LAND FOR SALE

23320 E KNOX AVE
LIBERTY LAKE, WA 99019



SALE PRICE \$447,500.00

NAI Black

BRYAN WALKER

Telephone (509) 951 3669
bwalker@naiblack.com

FOR SALE

23320 E KNOX AVE
LIBERTY LAKE, WA 99019



\$447,500
Sale Price



55116.9046
Parcel #



0.73
Acres

Situated in the heart of Liberty Lake's business corridor, this vacant building lot offers an ideal setting for a future commercial or mixed-use project. The large corner location provides exceptional visibility and access, surrounded by a blend of professional offices, retail establishments, and light manufacturing buildings that define the area's vibrant business environment.

The property is fully improved with essential infrastructure including sewer, water, sidewalks, and drainage already stubbed into the lot—allowing for efficient and streamlined development. Its level topography and street frontage make it a practical and attractive site for a variety of potential uses.

Positioned in one of the fastest-growing submarkets in the Spokane region, this site benefits from Liberty Lake's well-planned community layout, modern infrastructure, and strong economic base. Its convenient proximity to I-90 further enhances accessibility and regional connectivity, making it an outstanding opportunity for long-term investment and growth.



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PROPERTY HIGHLIGHTS

- Parcel #: 55116.9046
- Lot Size: 0.73 Acre
 - 31,943 +/- SF
- Large corner lot with excellent visibility
- Fully improved with sewer, water, sidewalks, and drainage stubbed in
- Surrounded by established office, retail, and manufacturing buildings
- Prime Liberty Lake location near I-90

PROPERTY OVERVIEW

- This prime Liberty Lake corner lot offers a shovel-ready development opportunity in a growing commercial corridor. With full utilities, street improvements, and an ideal location surrounded by quality neighboring properties, it's an excellent choice for businesses or developers looking to build in a dynamic and expanding market.



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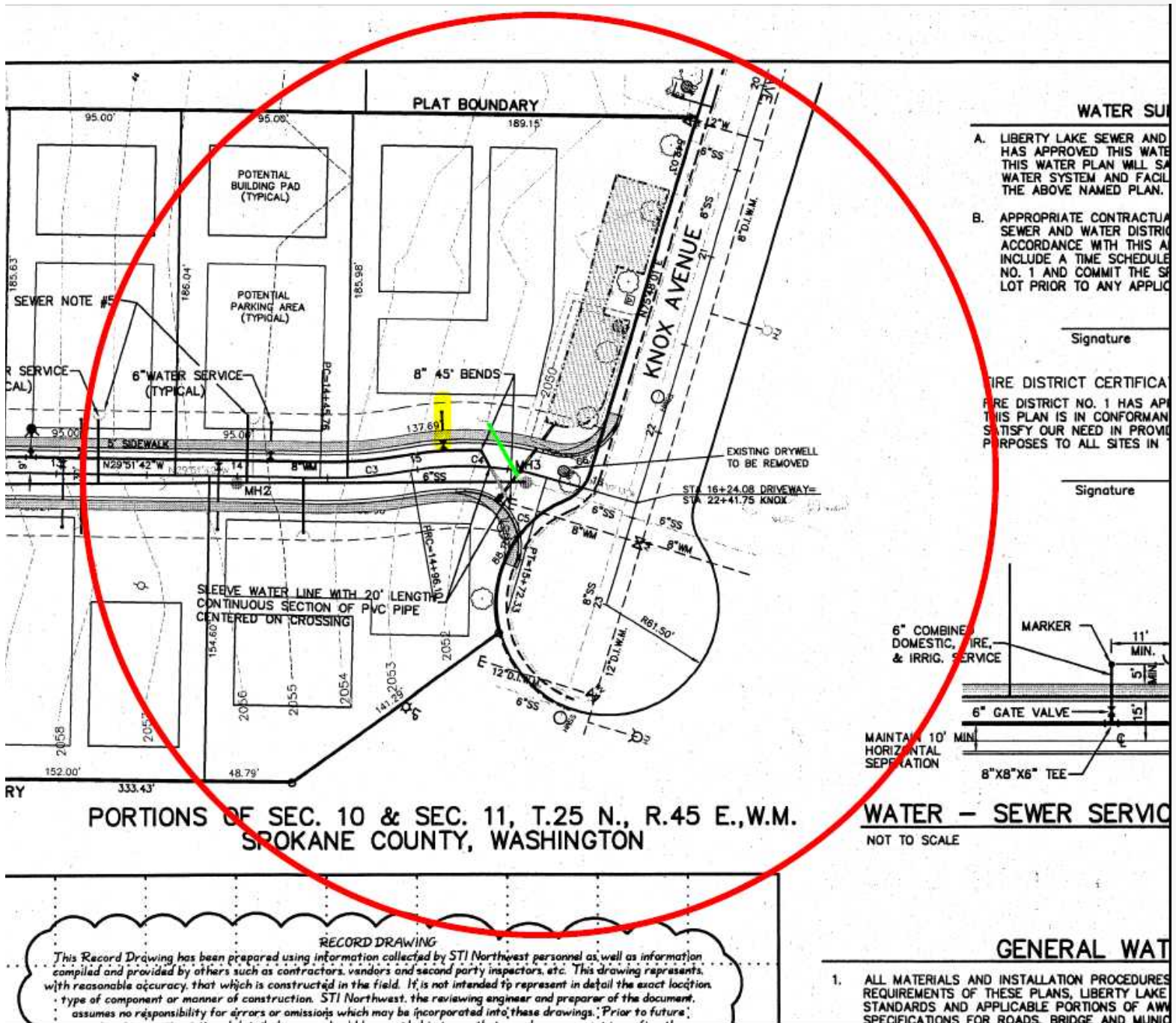
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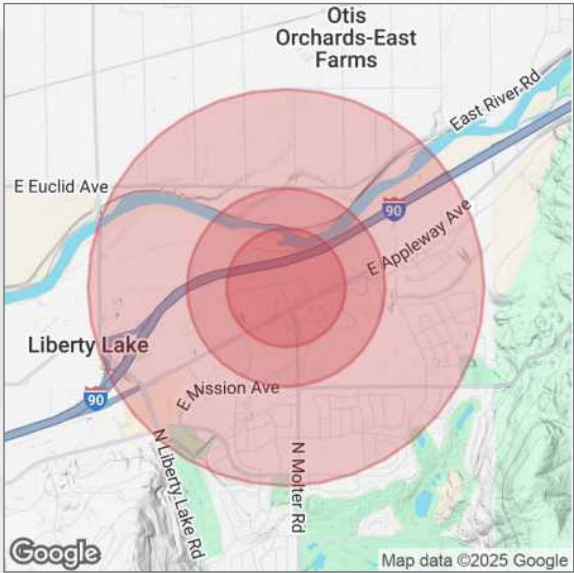
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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	6,828	27,142	56,096
Households	2,704	10,561	21,647
Avg. HH Size	2.51	2.56	2.58
Avg. HH Income	\$138,734	\$133,383	\$122,291



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