

FOR SALE

\$1,500,000



12432 W SUNSET HWY

Airway Heights, WA 99001

Property Key Facts

Vacant - Available Now

Sale Price: \$1,500,000

Owner would consider Leasing

Building SF: 10,800 SF

Land Size: 0.65 acres/28,380 SF

Year Built: 1990

Exclusively listed by:

Ryan Oberg

Commercial Broker

509.990.8423

ryan.oberg@g-b.com



High-Visibility Mixed-Use Opportunity

Positioned in the rapidly expanding West Plains corridor, **12432 W Sunset Hwy** offers exceptional exposure with direct U.S. Route 2 frontage. This versatile property sits on 0.65 combined acres across two parcels (Parcel numbers 15234.2814 & 15234.2815) and features a massive 10,800-square-foot clear-span building built with 18-foot high walls.

The layout features a 90' x 120' footprint, supplemented by an approximate 5,000-square-foot mezzanine configured for finished office space and open storage. Capitalizing on Commercial Zoning with a Mixed-Use Overlay, this asset is perfectly suited for an owner-user or a premier redevelopment project just minutes from Fairchild Air Force Base, Amazon, and North 40 Outfitters.

Demographics

POPULATION	1 MILE	3 MILES	5 MILES
	2,882	11,332	21,838
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
	807	3,447	7,200
AVG HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
	\$73,698	\$78,365	\$85,007

Ryan Oberg
 Commercial Broker
 509.990.8423
 ryan.oberg@g-b.com





Ryan Oberg
Commercial Broker
509.990.8423
ryan.oberg@g-b.com





General Warranty Disclaimer: G&B makes no warranties, representations, or guarantees as to Seller/Owner's supplied information or the Property itself. G&B disclaims all warranties (express and implied) as to the Property and Seller/Owner's statements/information about the Property.

Buyer/Lessee shall not rely on Property information supplied by Seller/Owner or G&B. Buyer/Lessee shall conduct its own due diligence to verify any information and the Property's suitability for specific or general purposes.

Copyright information G&B respects the intellectual property of others and its Digital Millennium Copyright Act.

Ryan Oberg
 Commercial Broker
 509.990.8423
 ryan.oberg@g-b.com

