

LIBERTY LAKE FLEX BUILDING

FOR SALE



±8,000 SF
BUILDING SIZE

\$4,200,000
OFFERING PRICE

±67,518 SF
LOT SIZE

KIEMLEHAGOOD

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FLEX BUILDING LIBERTY LAKE

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OFFERING DETAILS

PROPERTY ADDRESS

2204 N Madson Road Liberty Lake, WA 99019

OFFERING PRICE

\$4,200,000

BUILDING SIZE

±8,000 SF

LOT SIZE

±67,518 SF (±1.55 AC)

YEAR BUILT

2018

ZONING

General Commercial

PARCEL NO.

55104.9151

N Madson Road

E Appleway Avenue

2204 N Madson Road, Liberty Lake WA 99019

LIBERTY LAKE

FOR SALE

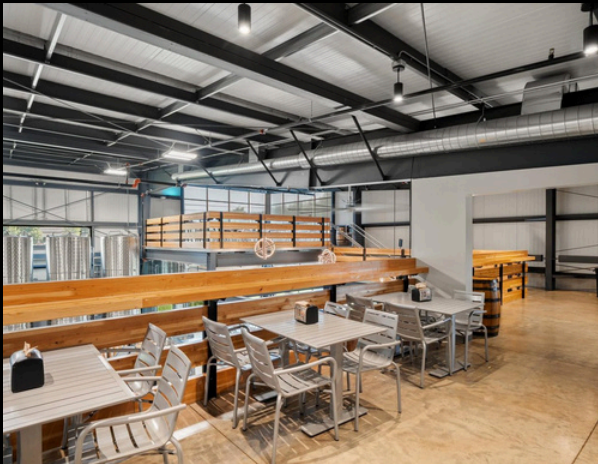
INTERIOR PHOTOS



LIBERTY LAKE

FOR SALE

INTERIOR PHOTOS



LIBERTY LAKE

FOR SALE

INVESTMENT HIGHLIGHTS

➤ Strategic Liberty Lake Location

Positioned within one of Eastern Washington's fastest-growing communities, this development opportunity offers excellent visibility and access in Liberty Lake's thriving commercial corridor, benefiting from strong regional connectivity, expanding residential growth, and proximity to major employment centers.

➤ Scale & Flexibility

With ±32 acres of commercially zoned land, the property provides a rare opportunity for large-scale retail, mixed-use development, hospitality, or phased projects, offering flexibility to accommodate a variety of site plans and end users.

➤ Strong Demographic Profile

The surrounding trade area is supported by a growing population base with above-average household incomes and strong consumer spending power, driven by Liberty Lake's desirable residential neighborhoods, executive housing, and expanding employment opportunities.

➤ Established Retail & Business

The property benefits from proximity to established retailers, restaurants, professional services, and everyday amenities, creating a strong consumer draw and reinforcing Liberty Lake as a regional destination for shopping, dining, and services.

➤ High-Growth Area

Liberty Lake continues to experience significant residential and commercial growth, fueled by new development, business expansion, and its strategic location between Spokane and Coeur d'Alene. The area's continued growth supports increasing demand for retail, services, and community-focused development.

➤ Excellent Access & Connectivity

Located near Interstate 90 with convenient access to Spokane, Spokane Valley, and North Idaho, the site offers excellent regional connectivity for residents, employees, and customers. Nearby arterial routes provide efficient access throughout the greater Spokane metropolitan area.

➤ Premier Regional Corridor

Liberty Lake's commercial corridors continue to attract strong tenant demand due to the area's affluent demographics, business-friendly environment, and proximity to major employers, including technology, healthcare, and corporate office users.

➤ Development-Ready Opportunity

With commercial zoning, flexible site configurations, and a strategic location within a high-growth market, this property presents an exceptional opportunity for developers, investors, and owner-users seeking a presence in one of the Inland Northwest's most desirable growth areas.

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SURROUNDING RETAILERS



FLEX BUILDING

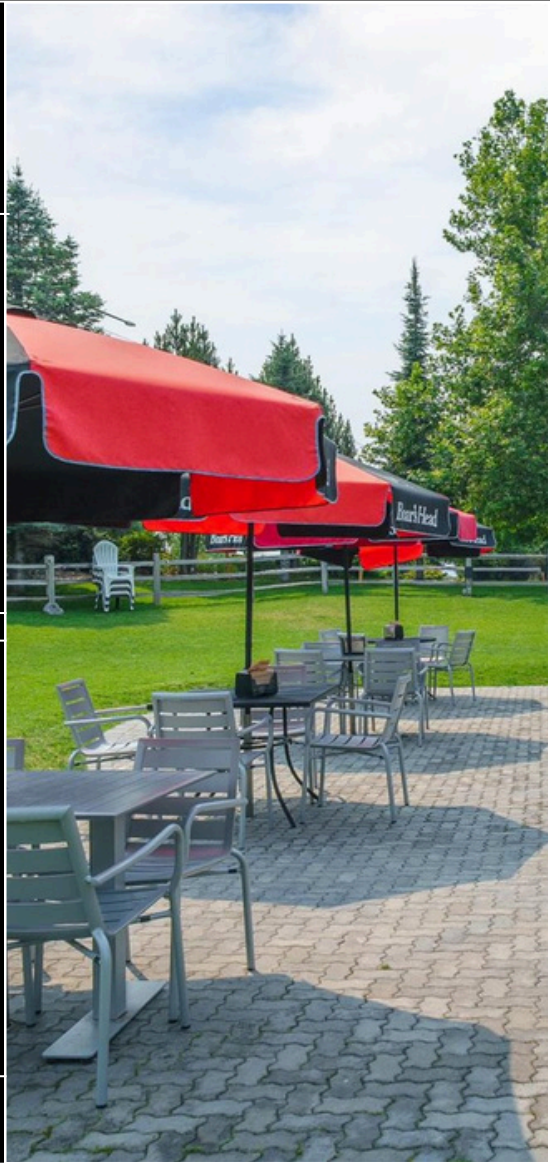
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DEMOGRAPHICS



Liberty Lake, WA	
 58,962 5 MILE RADIUS EST POPULATION 2026	 24,302 5 MILE RADIUS EST HOUSEHOLDS 2026
 \$138,824 5 MILE RADIUS AVERAGE HH INCOME 2026	 \$2.54 B 5 MILE RADIUS TOTAL HH SPEND 2026



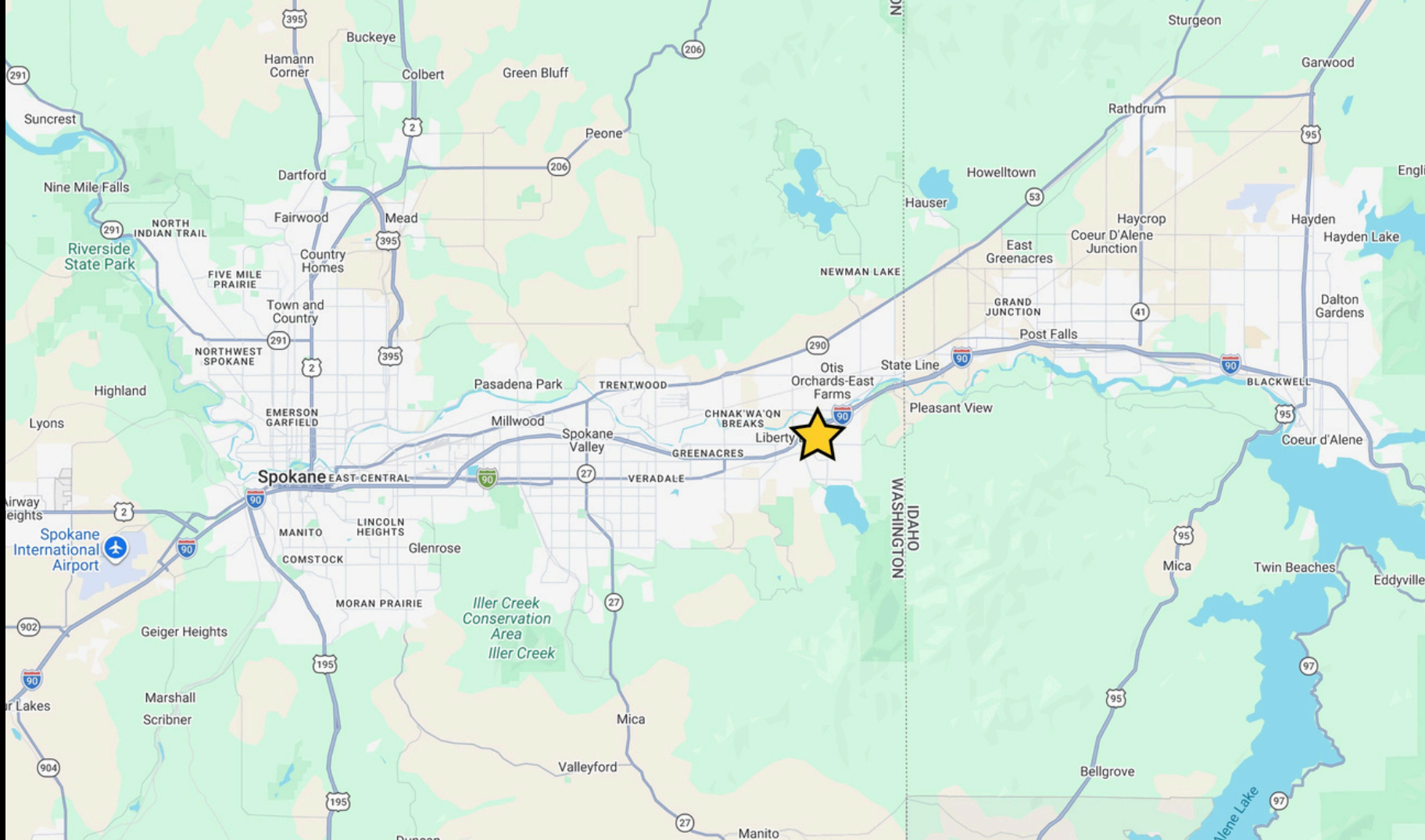
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EXTERIOR PHOTOS





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