

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

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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

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