



**For Sale**



***Airway Heights Commercial Land  
(5 -Acres fronting Hwy 2)***

**11315 W. Sunset Hwy  
Airway Heights, WA 99001**



**GENE ARGER, BROKER | G. ARGER CO. REAL ESTATE INC**

(509) 926-5311 office | (509) 844-8814 cell | [ggarger@argenco.com](mailto:ggarger@argenco.com) | [www.argenco.com](http://www.argenco.com)

# PROPERTY HIGHLIGHTS



## *For Sale: \$1,990,000.00*

- **Parcel #: 15251.1002**
- **218,671.20 +/- Square Feet**  
*(\$9.10 +/- per SF)*
- **5.02 Acres Available**
- **Commercial Zoning:**  
**Highway Corridor (C-2) Many Permitted Uses per City of Airway Heights (*mixed –use, retail, fast food, office, auto, light industrial, etc.*)**
- **Highly Visible Flat Land**
- **US HWY 2 Frontage Parcel**
- **Easy I-90 Freeway Access**
- **Developing Fast Growing Location**
- **Traffic Count: 27,000+/- cars per day**
- **Across the street from Kalispell Tribe Northern Quest Casino Land and near a variety of National and Local Retailers**
- **Near Spokane International Airport**
- **Located outside of Airport/Fairchild overlay zone**
- **Utilities Available**
- **Recently Surveyed and Platted Lot**
- **Potential Seller Financing**

Sunset Hwy Acreage — 11315 W. Sunset Hwy Airway Heights, WA 99001



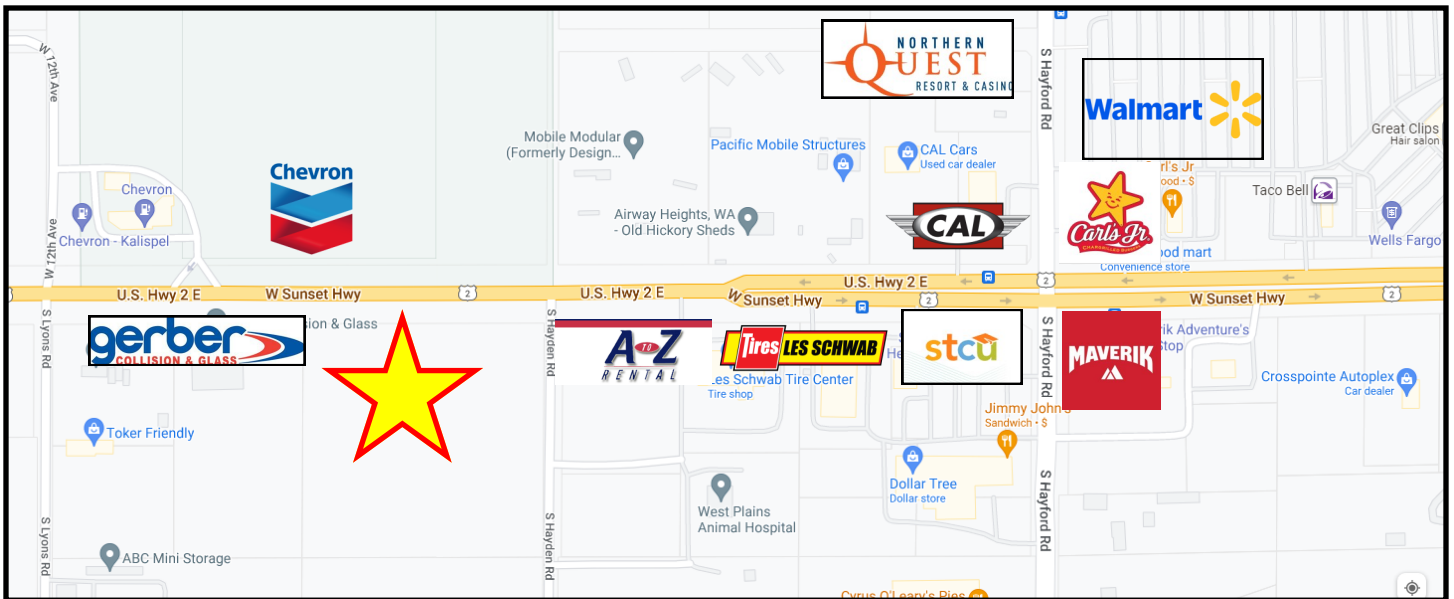
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# MAPS



Fronting Sunset Hwy in between Hayden and Lyons Roads and across the street from Northern Quest Casino Development Land and next to Gerber Collision Center



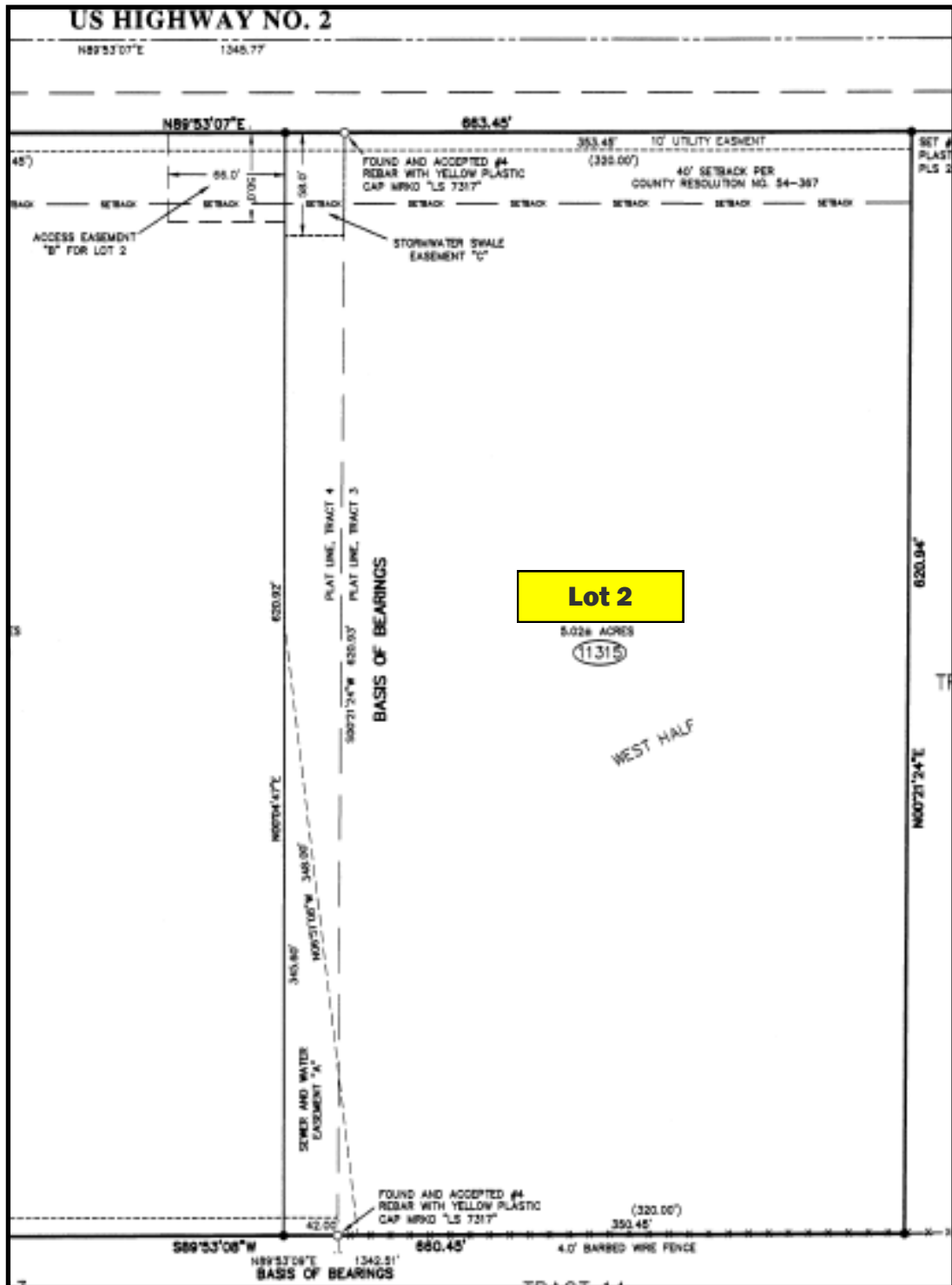
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# SURVEY



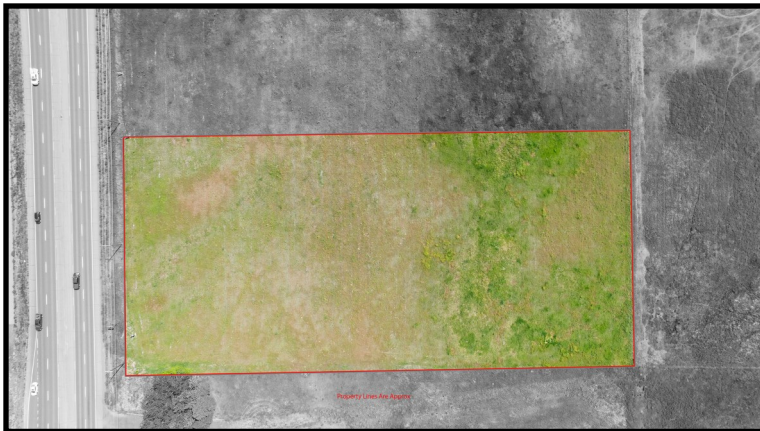
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# PHOTOS



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# ABOUT US

**For over 40 years G. ARGER CO. REAL ESTATE INC., has been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Broker Producers.**

**We offer services in commercial property sales, residential property sales, property management, and landlord/tenant commercial leasing representation. Our development division specializes in build to suit as well as complete start to finish design/construct projects.**

**G. Arger Company is a full-service company that can handle all of your real estate buying, selling, leasing and development needs.**



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All prospective buyers should conduct their own analysis and inspections for their intended use.