



*Prime Owner User*

*Greenacres Mixed Use Building*

*(Located on Appleway Ave in between Barker and Flora Roads)*

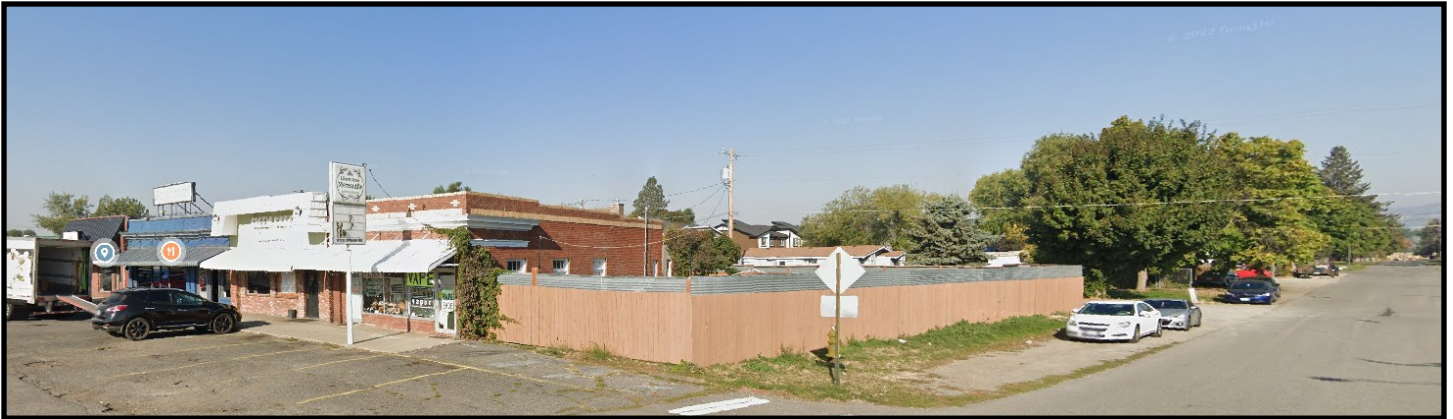
**18223 E. Appleway Ave**  
**Spokane Valley, WA 99016**



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

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

# PROPERTY HIGHLIGHTS



## For Sale \$450,000.00

- **Parcel #: 55184.1533**
- **7,613 +/- SF Lot (On a Corner)**
- **2,232 +/- SF Building**
- **Features Five Offices, Open Space, Reception, Two Restrooms, Skylights, Basement and Storage**
- **Gas Heat and AC**
- **Gated Secured Fenced Yard**
- **Monument Sign**
- **Built in 1925 and Renovated**
- **Excess Parking**
- **Zoning: Corridor Mixed Use (CMU), many permitted uses allowed per City of Spokane Valley**
- **Easy I-90 Access (Barker Corridor), North Access Alley**
- **Highly Visible location, Daily Traffic Count: 16,000 cars per day**
- **Fastest Growing / Developing Area in the Spokane Valley**
- **Showings by appointment only**

GREENACRES MIXED USE BUILDING \* 18223 E. APPLEWAY AVE



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

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com



# MAPS



*Located One block West of Barker Road on the  
Corner of Appleway Ave and Greenacres Road*



GREENACRES MIXED USE BUILDING \* 18223 E. APPLEWAY AVE



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

(509) 926-5311 office | (509) 844-8814 cell | ggarger@argerco.com | www.argerco.com

# PHOTOS



GREENACRES MIXED USE BUILDING \* 18223 E. APPLEWAY AVE



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

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



# ABOUT

CoStar<sup>®</sup>  
**POWERBROKER™ QUARTERLY DEALS**

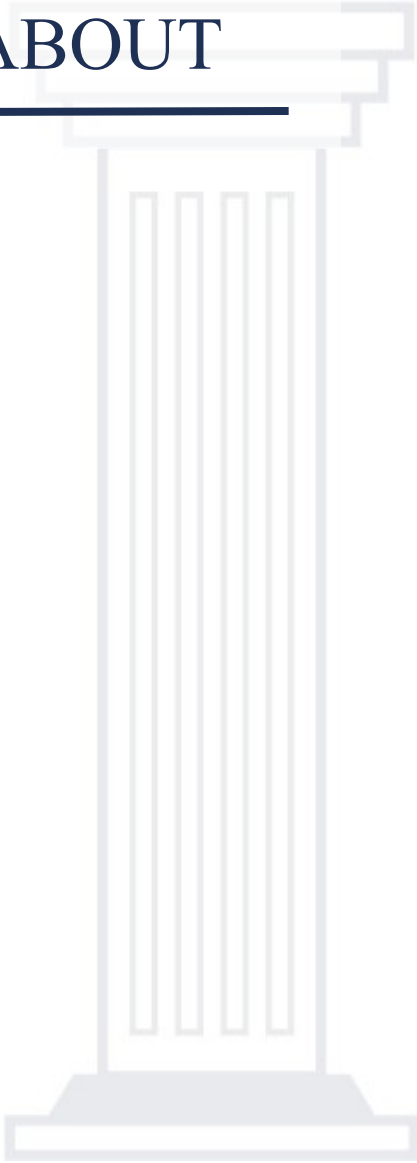
**2023 Q2 DEALS WINNER**



We are G. Arger Co. Real Estate, Inc. For over 40 years we have been meeting the real estate needs of hundreds of companies across the Inland Northwest and are award winning Power Brokers.

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

We are a full-service company that can handle all of your commercial real estate buying, selling, leasing and development needs.



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

(509) 926-5311 office  
(509) 844-8814 cell  
ggarger@argerco.com  
www.argerco.com



Property information on this flyer is for convenience only and should not be relied upon for accuracy.

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