

MULTIPLE LAND PARCELS FOR SALE

HIGH TRAFFIC CORNER POTENTIAL

CORNER OF APPLEWAY AVE. & BROADWAY AVE.
LIBERTY LAKE, WA 99016



OFFERING SUMMARY

Price	\$188,176 - \$1,312,004
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\$/SFT	\$16 - 18/SFT
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Land Area	0.27 - 1.74 AC
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Zoning	C-2
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*Seller financing is available

- Prime corner location with heavy day traffic
- Easy access to I-90 and major arterials
- 4 Parcels available
 - Can be purchased separately or together

- The only <1 acre land parcels available in Liberty Lake
- APN: 55174.2704, 55174.2705, 55174.2706, 55174.2707

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1. 19501 E. Appleway Ave.

- 0.57 AC | 24,829 SFT
- \$446,922 | \$18/SFT
- Parcel #55174.2705

2. 19521 E. Appleway Ave.

- 0.33 AC | 14,374 SFT
- \$229,984 | \$16/SFT
- Parcel #55174.2706

3. 19531 E. Appleway Ave.

- 0.27 AC | 11,761 SFT
- \$188,176 | \$16/SFT
- Parcel #55174.2707

4. 19551 E. Appleway Ave.

- 0.57 AC | 24,829 SFT
- \$446,922 | \$18/SFT
- Parcel #55174.2704



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Easements to be aware of:

-  11' Easement for the Public & Spokane County
-  20' Water Line Easement for US, Bureau of Reclamation
-  Easement for Access & Utilities

Zoning: C-2 (Community Commercial)

C-2 zoning in Liberty Lake allows for a wide range of commercial, retail, office, and service-oriented uses designed to serve both the local community and regional customers. Permitted uses include restaurants, retail stores, professional offices, personal services, fitness centers, entertainment venues, and certain light industrial or warehouse activities. This flexible zoning offers excellent visibility, high traffic potential, and adaptability for many types of businesses, making it an attractive choice for investors and occupants alike.

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19501 E. APPLEWAY AVE. LIBERTY LAKE, WA

Price: \$1.312M
\$/SFT: \$16-18
Zoning: C-2

Land Area:
2.5 AC | 113,254 SFT



22411 APPLEWAY AVE. LIBERTY LAKE, WA

Sold May 2025 : \$1.77M
\$19.54/SFT
Zoning: Industrial

Land Area:
2.08 AC | 90,605 SFT



20148 E. COUNTRY VISTA DR. LIBERTY LAKE, WA

Sold Jun. 2025 : \$1.528M
\$11/SFT
Zoning: M2

Land Area:
3.19 AC | 138,956 SFT



21329 & 21423 E. MISSION AVE. LIBERTY LAKE, WA

Sold Mar. 2025 : \$3.2M
\$14.21/SFT
Zoning: C-2

Land Area:
5.17 AC | 225,205 SFT

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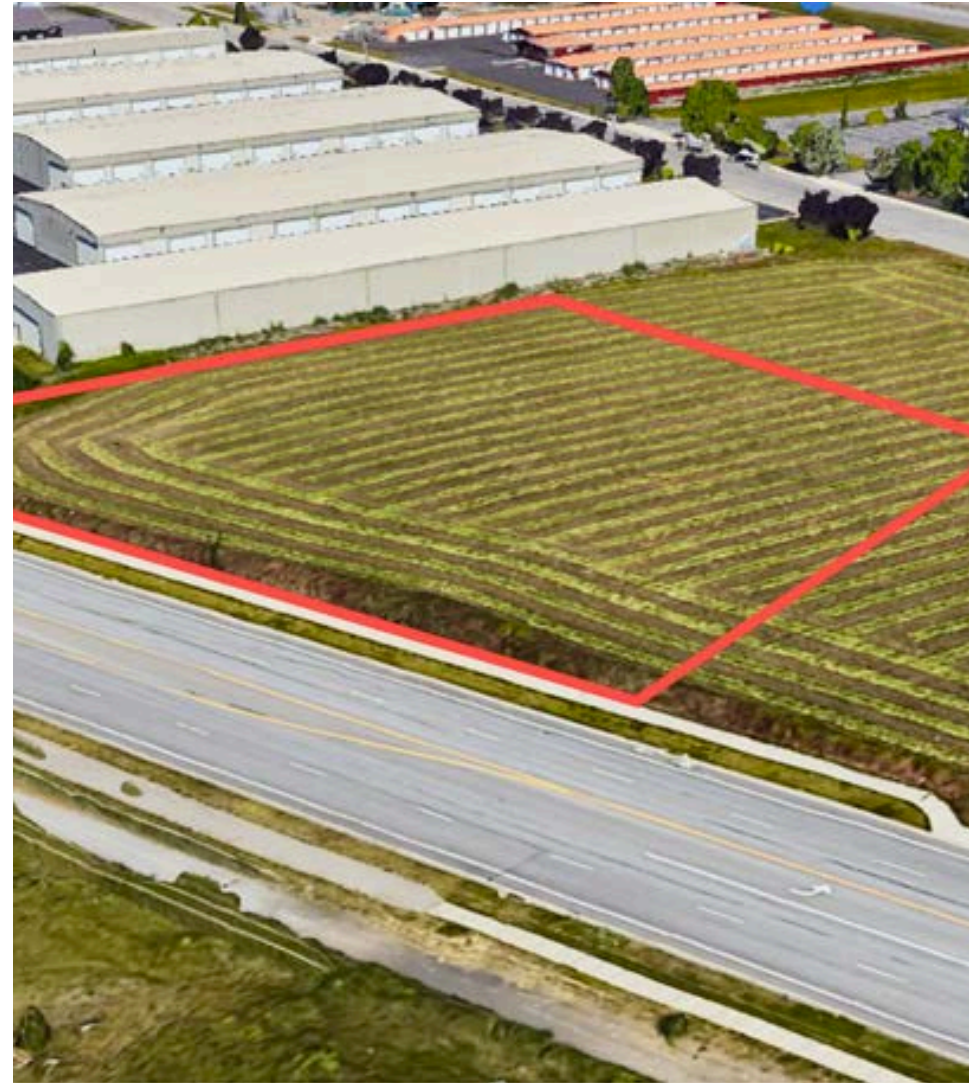
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DEMOGRAPHICS	1 MILE	3 MILE
Population	7,606	44,029
Households	2,999	17,367
Median Age	41	40
Median HH Income	\$88,272	\$86,020
Daytime Employees	1,061	16,452
Population Growth '24-'29	4.39%	3.50%
Household Growth '24-'29	4.33%	3.48%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
I-90	N. Barker Rd. W	72,889
E. Appleway Ave.	I-90	21,750
E. Appleway Ave.	N. Michigan Rd. W	12,574

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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