



**PUBLISHED RESERVE:** \$300,000  
(Leasehold Interest Only)

**LAST ASKING:** No Prior Sale

**SIZE:** 2,814± Square Feet on 1.13± Acre Site

**ZONING:** M-3 (Community Center Mixed Use)

**PROPERTY INSPECTION:** By Appointment Only – Building is occupied. Please do not disturb tenant.

**FINANCING:** None – All Cash

**DESCRIPTION:** This 2,814± square foot former bank branch was built in 2000 and is currently vacant. The property is located near Liberty Lake Corporate Park at the intersection of East Appleyway Avenue and Meadowood Lane, with excellent access to I-90. The property has potential reuse as professional office, restaurant or retail. The building is across from the Liberty Lake Business Park and is near Albertsons, Safeway, and the Spokane Teachers Credit Union headquarters.

Liberty Lake is a growing Spokane subdivision and is within a 20-minute commute west. The population of Liberty Lake has increased 8.7% from 2010-2013.

The sale of this property is for the leasehold interest, only. The current annual ground lease paid by the Seller is \$32,000, and expires in November 2019, with an option to extend until November, 2049. Please see Supplemental Information Package for a copy of the lease.

The M-3 zoning allows for a variety of commercial and retail uses, including school, child care center, office, medical supply, restaurant / cafe, hair and tanning salon.

The property is 1.13± acres, and has parking for 33 cars.

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**LOCATION:** 22408 E. Appleyway Avenue, Liberty Lake, Washington. APN: 55103017

**SEALED BIDS DUE NO LATER THAN 5:00 PM, NOVEMBER 18, 2015**

**FOR SUPPLEMENTAL INFORMATION CALL 1-800-845-3524**