

FOR SALE/PRICE REDUCED

Retail Space in Airway Heights- Former Yoke's Grocery Store

12825 W 14TH AVE

Airway Heights, WA 99001

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

PRICE (BUILDING & 4.94 ACRES):	\$3,500,000
PRICE (ADDITIONAL 1.18 ACRES):	\$400,000
BUILDING SIZE:	45,983 SF
LOT SIZE:	4.94 Acres
YEAR BUILT:	1978
STRIPED CAR PARKS:	194
ZONING:	C-1

PROPERTY OVERVIEW

Former Yoke’s Grocery building totaling 45,983 SF on 4.94 acres along Highway 2 in Downtown Airway Heights. Zoned C-1, the property offers strong redevelopment potential for retail, restaurant, office, or future pad sites. An adjacent 1.18-acre parcel is also available separately for \$400,000. The primary building and 4.94 acres are offered at \$3,500,000, or \$3,900,000 when purchased together with the additional 1.18 acres for a combined 6.12 acres.

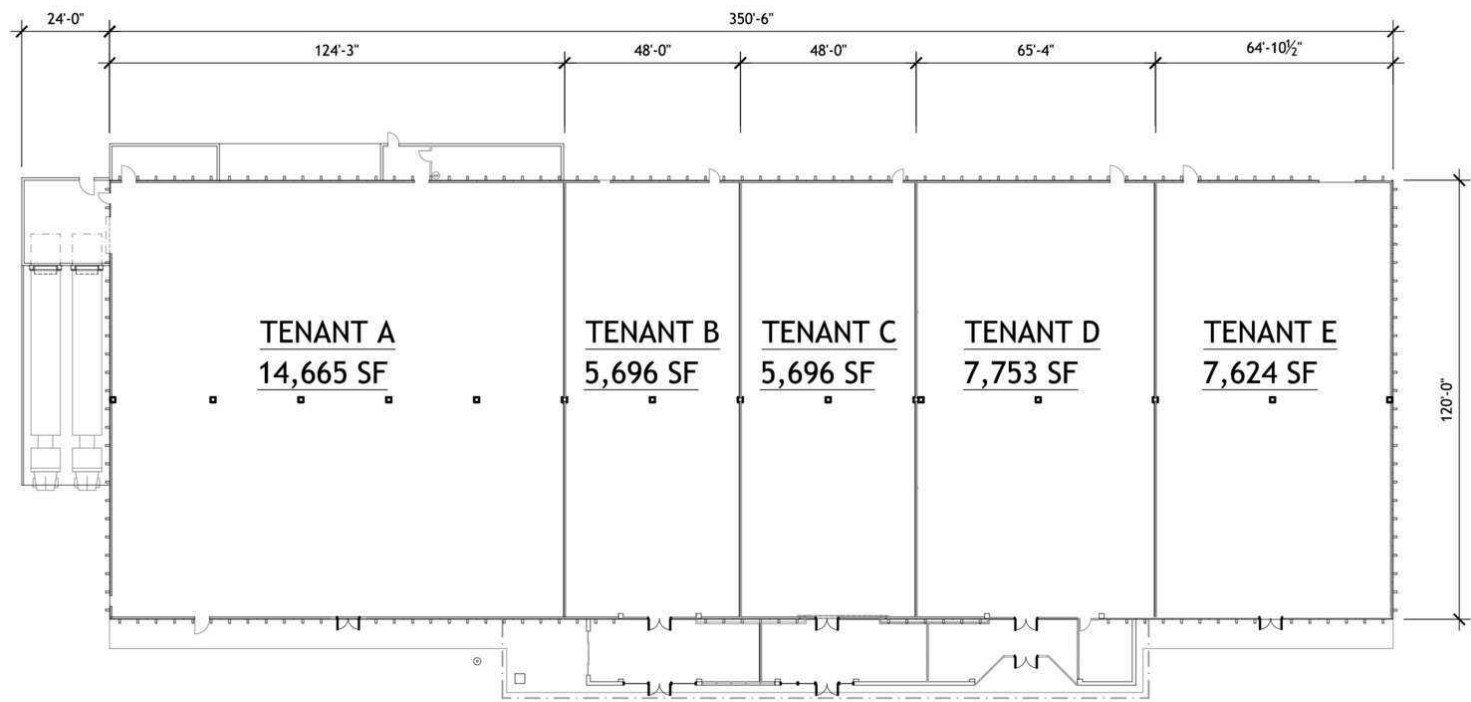
PROPERTY HIGHLIGHTS

- 45,983 SF freestanding retail building on 4.94 acres, former Yoke’s Fresh Market
- Prime Highway 2 frontage in Downtown Airway Heights with high visibility and access
- Zoned C-1 for retail, restaurant, medical, office, and personal service uses
- Features 2 loading docks, large striped parking lot, and 2,800 SF fenced storage garage
- Flexible layout supports multi-tenant configurations and pad site development potential

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PRELIMINARY FLOOR PLAN FOR DEMISED BUILDING



Preliminary Floor Plan 1
Area: 43,436 sf
Scale: 1/32"=1'-0" / 7-24-2025

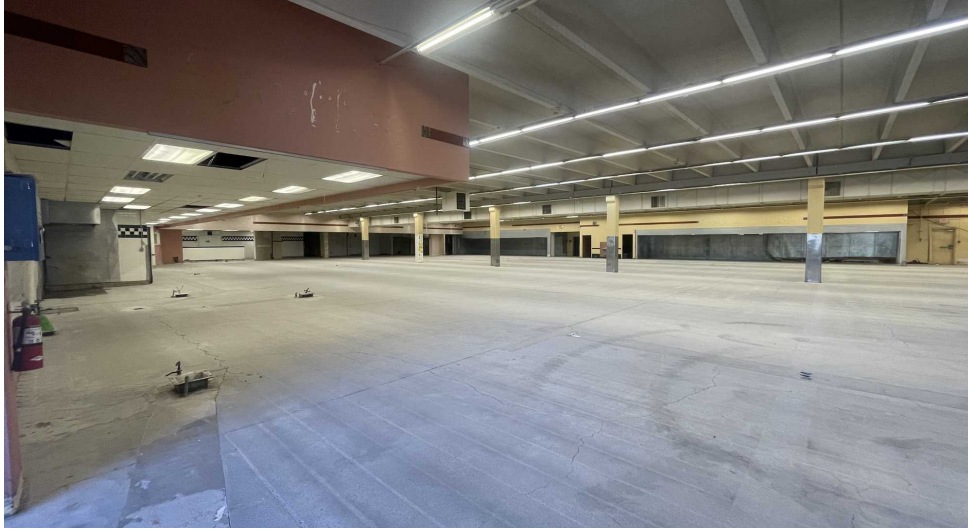
Demised Building

Airway Heights Detail

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ADDITIONAL INTERIOR PHOTOS



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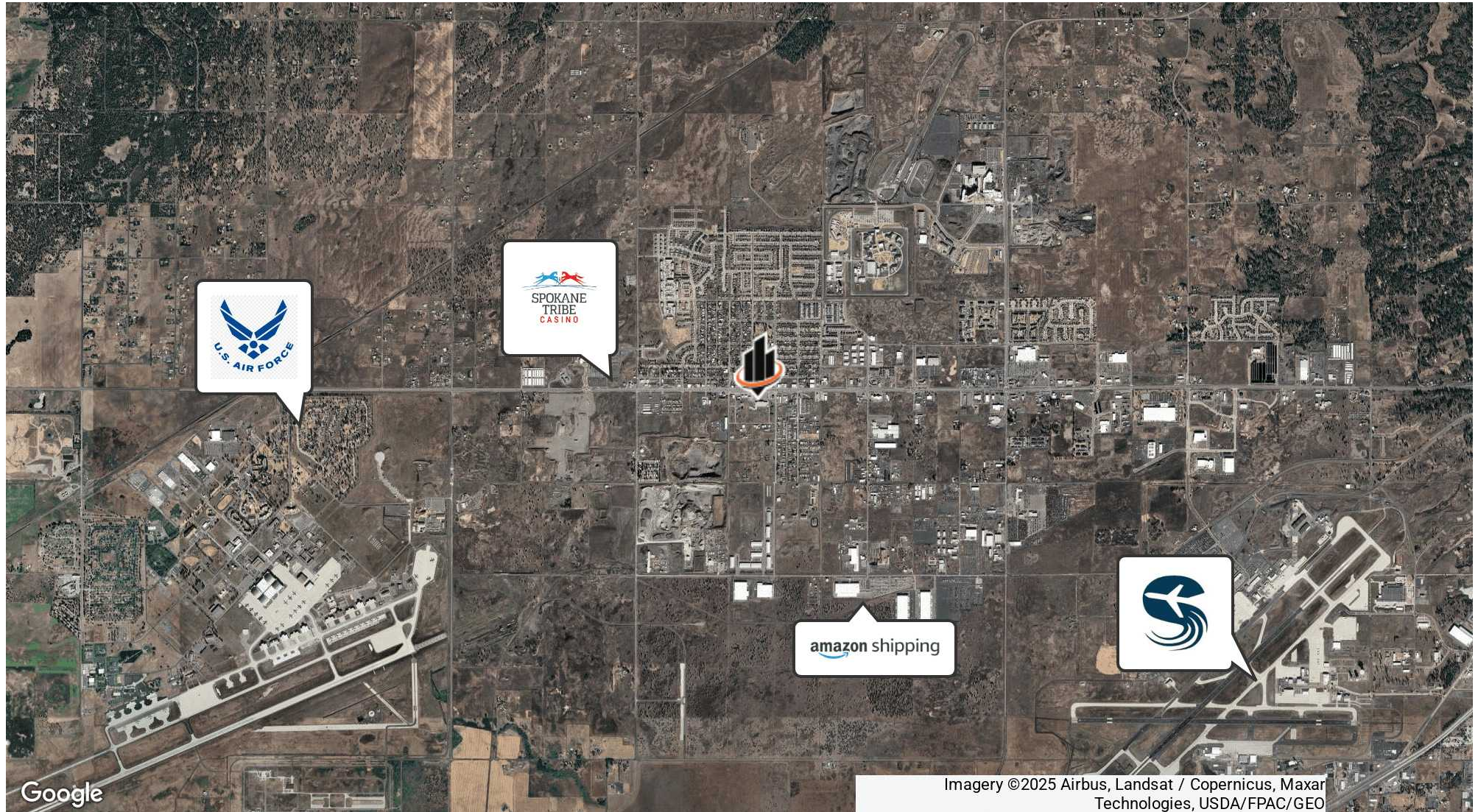
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RETAILER MAP



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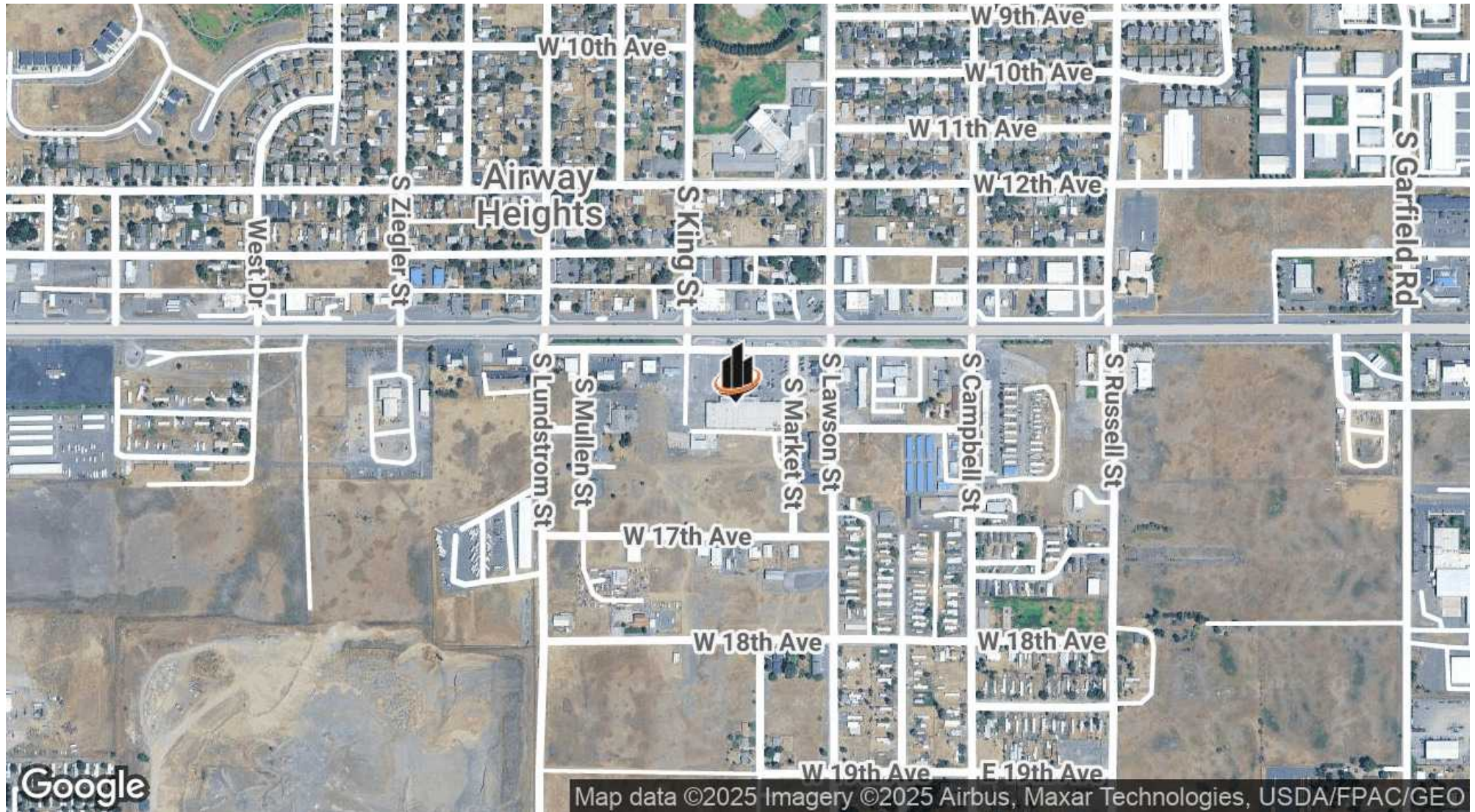
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

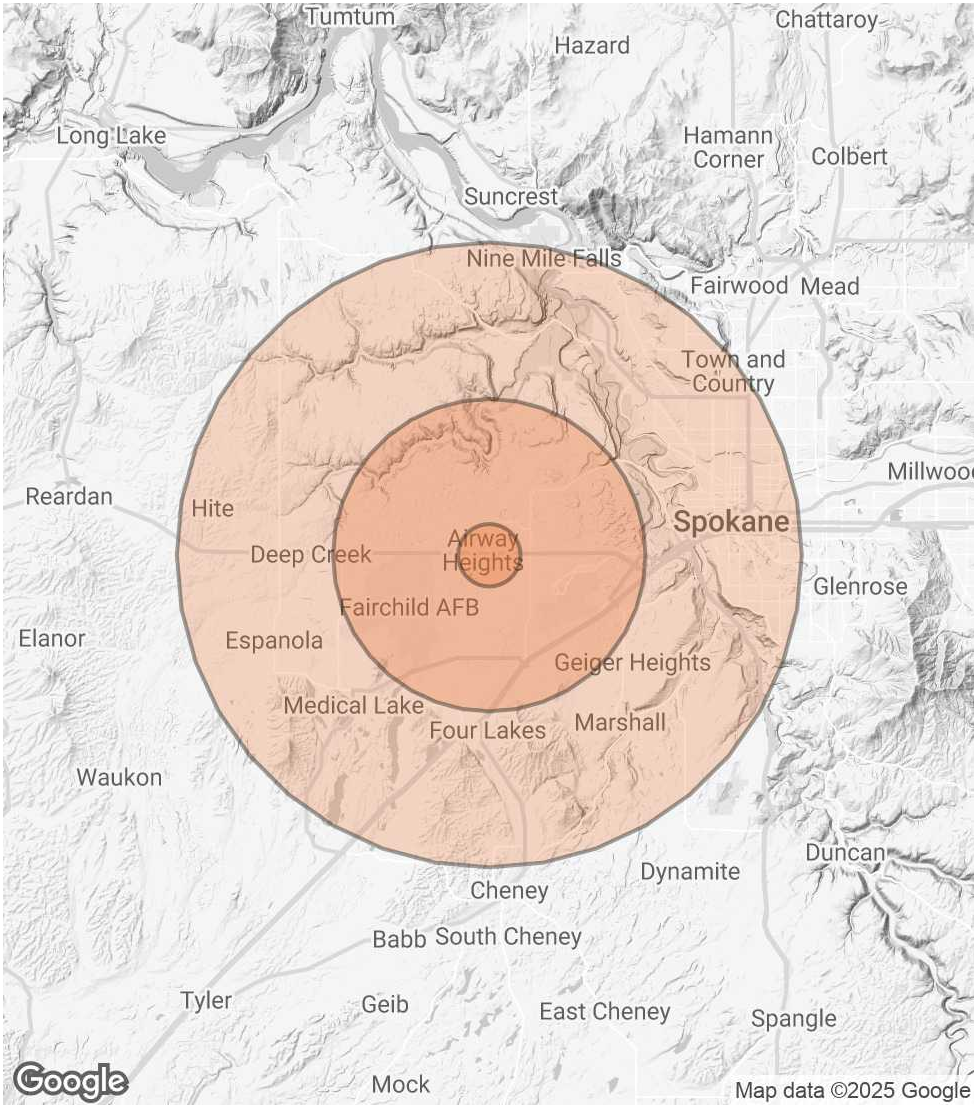
POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	7,424	25,481	201,942
AVERAGE AGE	36	36	41
AVERAGE AGE (MALE)	35	36	40
AVERAGE AGE (FEMALE)	35	36	41

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	2,465	8,615	82,636
# OF PERSONS PER HH	3	3	2.4
AVERAGE HH INCOME	\$69,898	\$82,970	\$95,983
AVERAGE HOUSE VALUE	\$329,116	\$410,485	\$454,931

Demographics data derived from AlphaMap



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MEET THE TEAM



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