

# FREEWAY FRONTAGE LAND FOR SALE

I-90 & State Route 904  
(Cheney/Four Lakes Interchange)

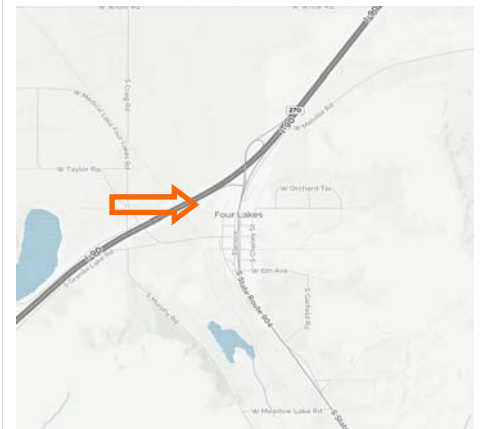


## POSSIBLE BUILD TO SUIT

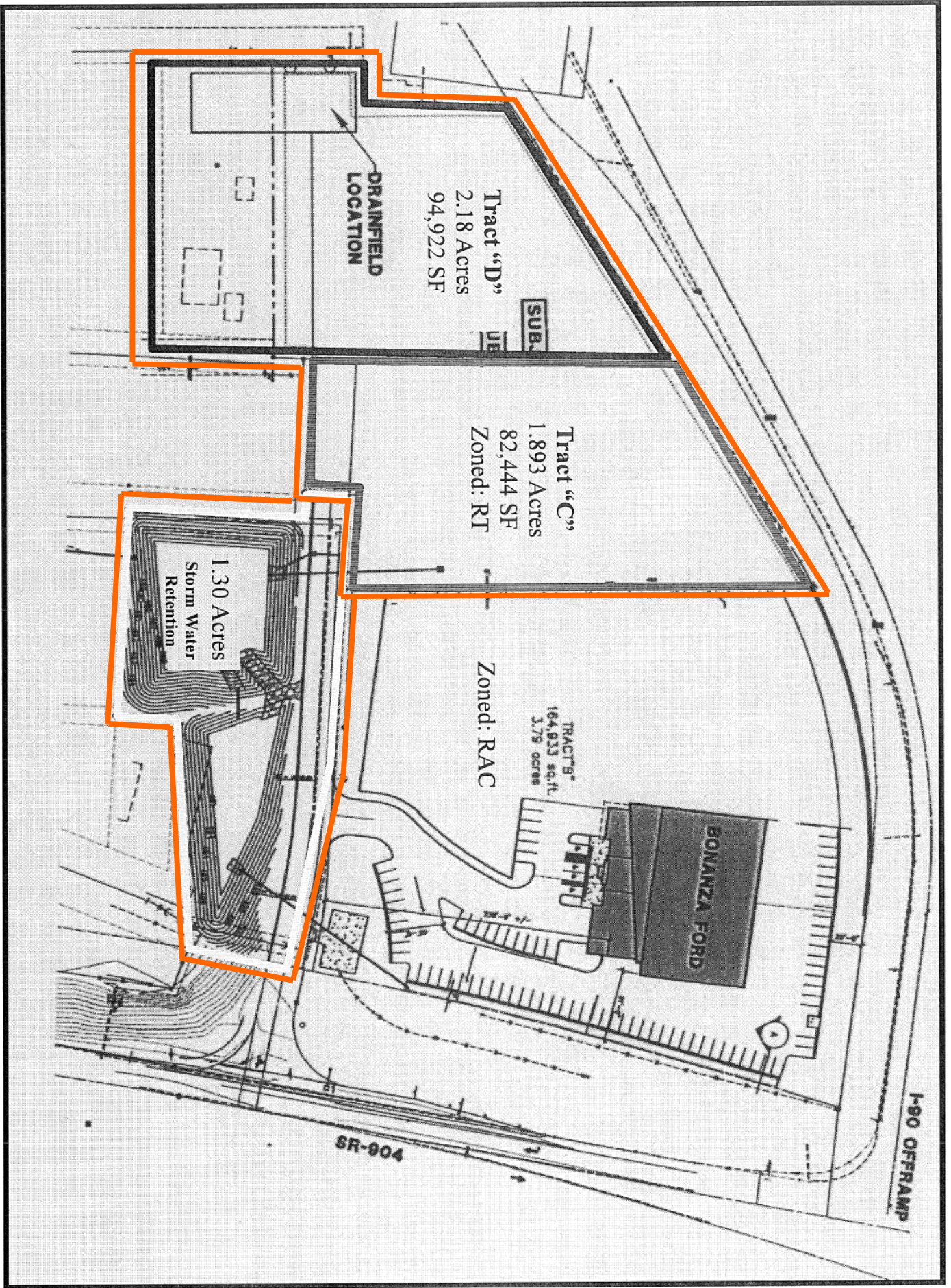
### **\*\* OUTSTANDING FREEWAY VISIBILITY \*\***

**Features:** Located at the corner of I 90 and The Cheney / Four Lakes off ramp. This property is just minutes from the Spokane International Airport, Fairchild Air Force Base, Catapillar Dealership, Downtown Spokane and Cheney. Excellent access and Freeway visibility. Adjacent to the John Deere Dealership. Suggested businesses would be automobile, RV and boat sales outlets. Also complementary business such as restaurants, convenience stores and motels. There are multiple tracts of land - Property can be subdivided!!

- ◆ Frontage: I - 90 Frontage (500')
- ◆ Utilities: Power, phone, gas and water to property, onsite septic
- ◆ Zoning: Rural Activity Center (RAC)
- ◆ Property: 177,336 SF (4.07 Ac)
- ◆ Topography: level - pad ready
- ◆ Sale Price: \$469,000.00



For Information Call  
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Tract "D"  
2.18 Acres  
94,922 SF

Tract "C"  
1,893 Acres  
82,444 SF  
Zoned: RT

TRACT "B"  
164,933 sq.ft.  
3.79 acres  
Zoned: RAC

1.30 Acres  
Storm Water  
Retention

DRAINFIELD  
LOCATION

BONANZA FORD

SR-904

I-90 OFFRAMP