

6216-6228 N Lidgerwood Street  
Spokane WA 99208

Apartment Site For Sale






Presented By:

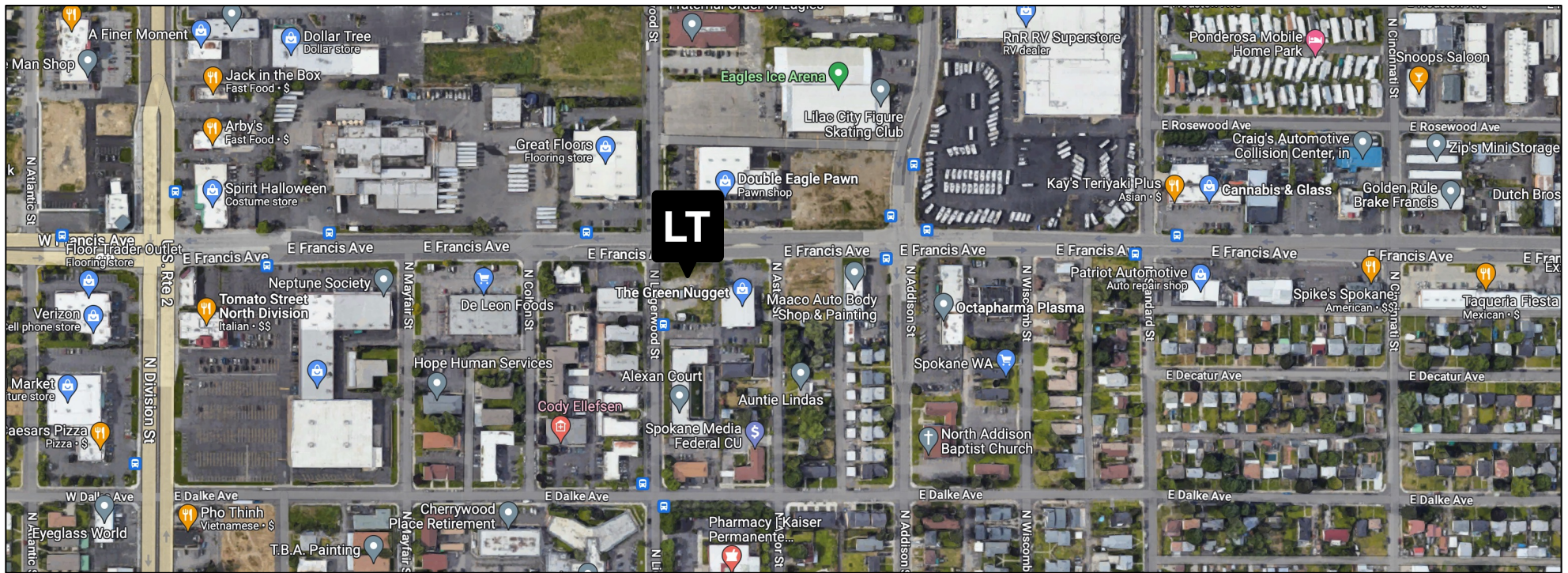
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 509.315.8660  
 902 W Garland Avenue



## Property Highlights

- Great Development/Investment Opportunity
- Oversized Corner Lot
- Tentatively Approved for New Parking Regulation - [City Council Approval](#)
- Utility Hookups on Site
- Potential Partnership Opportunity
- Qualifies for [Multifamily Tax Exemption](#)

## Offering Summary

- Sale Price: **\$567,000**
- Parcel #: 36322.0424, 36322.0422, 36322.0423, 36322.0421
- Zoning: General Commercial
- Lot Size: 20,297 SF

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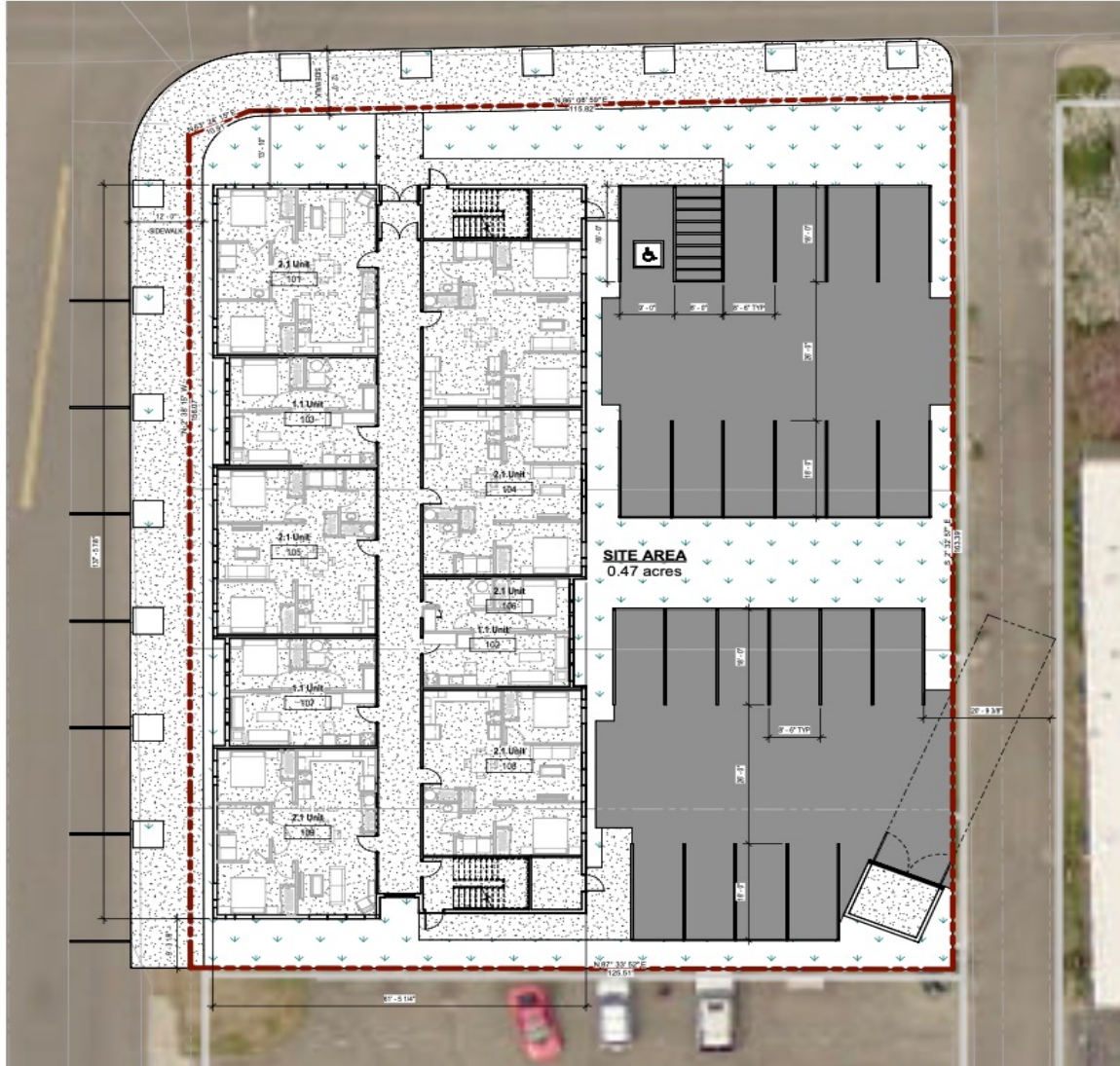
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# Conceptual Site Plan



Vicinity Map  
1/2" = 10'

## Project Information

1. DEVELOPER:	LT REAL ESTATE INVESTMENTS LLC 802 N GARLAND AVE SPokane, WA 99205 CONTACT: RYAN TOWNER RYAN@LTREALESTATECO.COM
2. CONTRACTOR:	KODIAK GENERAL CONTRACTING 802 E 54th AVE MILWAUKEE, WA 98127 CONTACT: WIMM SHELK WASIM@KODIAKGENERAL.COM
3. ARCHITECT:	BERNARD WILLIS 103 S. JOFFERSON ST. SPOKANE, WA 99201 CONTACT: STEVE GOODMAN 509.833-6111 SGOODMAN@BERNARDWILLIS.COM
4. ADDRESS:	6228 N. LIDGERWOOD ST, SPOKANE, WA 99207
5. PARCEL NUMBER:	36322040 (CC-70) 36322041 (CC-70) 36322042 (CC-70) 36322043 (SHD-70)
6. PROPOSED USE:	APARTMENTS
7. SITE AREA:	ESTIMATED 47 ACRES (20,312 SF)
8. ZONING (IYC 122.026):	CC-70
9. FLOOR AREA RATIO (IYC 122.046):	23.81 SF = 1.16% (100% ALLOWED WITHOUT PUBLIC AMENITIES) (80% ALLOWED WITH PUBLIC AMENITIES PER IYC 122.056)
10. PUBLIC AMENITIES (IYC 122.096):	TBD
11. BUILDING HEIGHTS (IYC 122.100):	ALLOWED: 30' MAX. (ACTUAL: 38' 4")
12. SETBACKS (IYC 122.110):	7' MIN. SETBACK (FRONT) 7' MIN. SIDE SETBACK 7' MIN. REAR SETBACK
13. PARKING (IYC 231.112):	1 PER UNIT = 27 REQUIRED 27 PROVIDED: 21 ON-SITE AND 6 STREET PARKING
14. OPEN SPACE (IYC 110.280):	NO OPEN SPACE REQUIREMENT IN CC ZONES
15. LANDSCAPE (IYC 208.040):	STREET FRONTAGE: 5'. SIDE YARD: 5'
16. RESIDENTIAL DENSITY (IYC 110.206):	NO DENSITY REQUIREMENT IN CC ZONES
17. TOTAL UNITS:	26 1-BEDROOM, 1-BATH UNITS 16 2-BEDROOM, 1-BATH UNITS
18. OPEN SPACE (IYC 110.280):	NO OPEN SPACE REQUIREMENT IN CC ZONES
19. LANDSCAPE (IYC 208.040):	STREET FRONTAGE: 5'. SIDE YARD: 5'
20. PARKING (IYC 231.112):	3 RECD PER MFT, 21 PROVIDED ON-SITE
21. CONSTRUCTION:	ICC VB, FULLY SPRINKLERED
22. ESTIMATED PROJECT START:	SUMMER 2023
23. ESTIMATED PROJECT VALUATION:	4.4 MILLION



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