

6216-6228 N Lidgerwood Street
Spokane WA 99208

Development Site For Sale






Presented By:

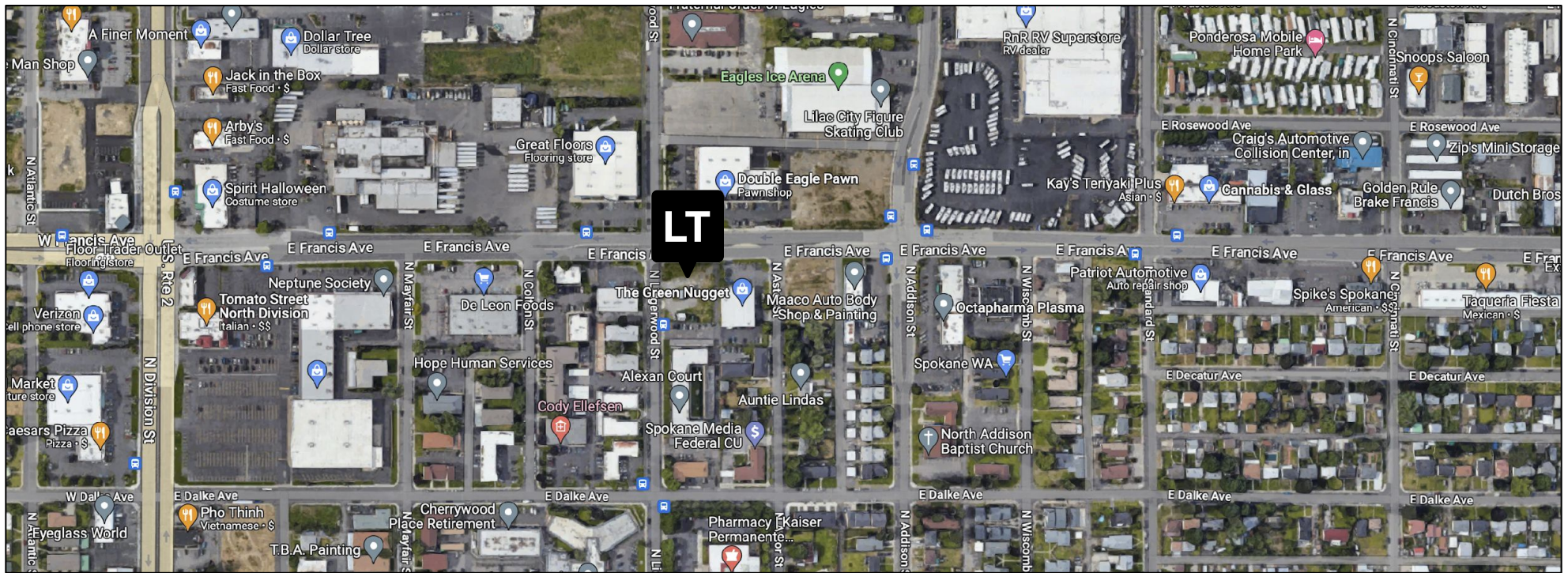
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 www.ltrealestateco.com
 509.315.8660
 902 W Garland Avenue



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](#)
- *Sellers are licensed Brokers in Washington State

Offering Summary

- Sale Price: **\$425,000**
- Parcel #: 36322.0424, 36322.0422, 36322.0423, 36322.0421
- Zoning: General Commercial
- Lot Size: 20,297 SF

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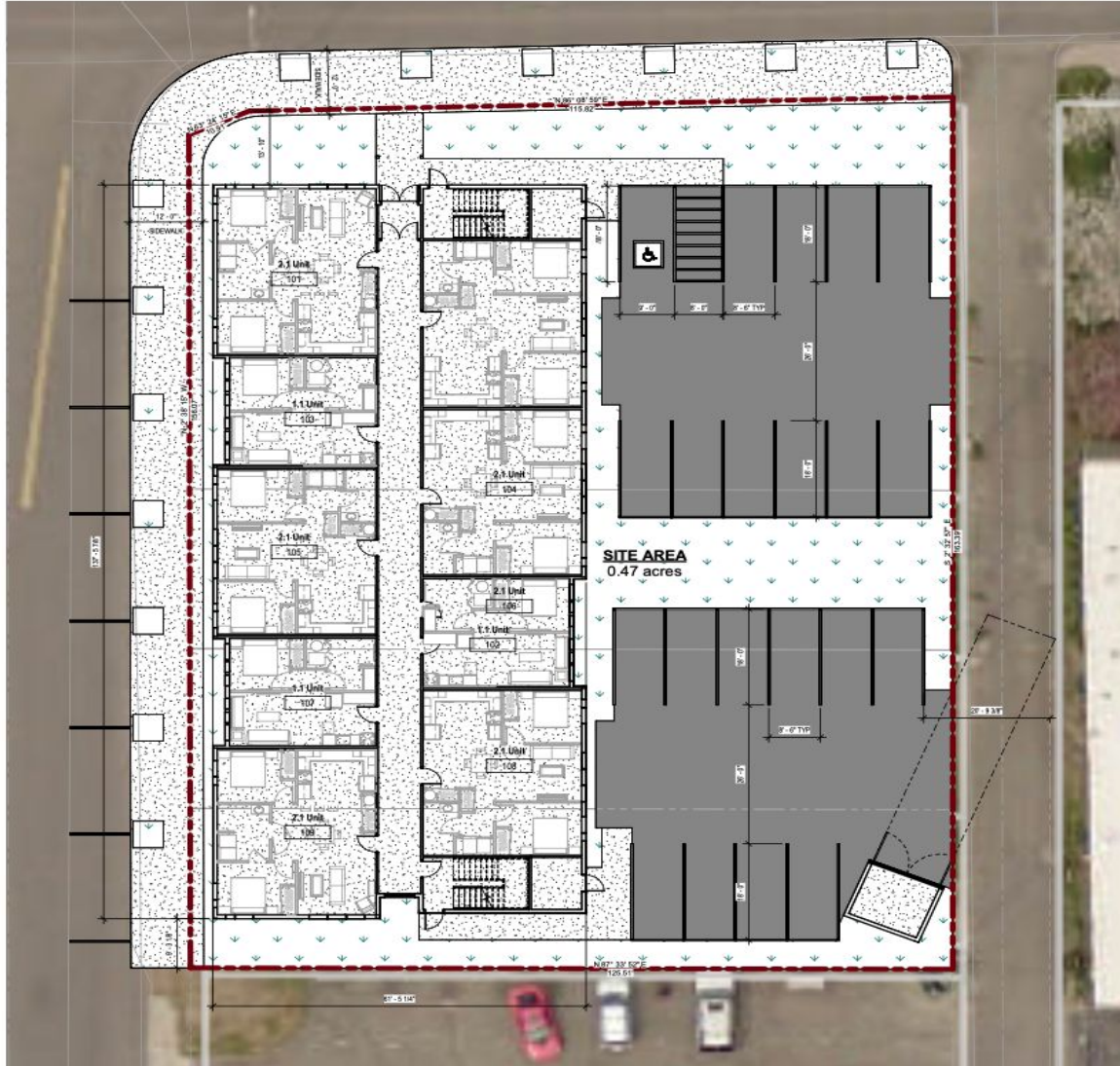
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Conceptual Site Plan



Vicinity Map
1/2" = 1/4"

Project Information

- | | |
|--|---|
| 1. DEVELOPER: | LT REAL ESTATE INVESTMENTS LLC
802 N GARLAND AVE
SPOKANE, WA 83805
CONTACT: RYAN TOWNER
RYAN@LTREALESTATECO.COM |
| 2. CONTRACTOR: | KODIAK GENERAL CONTRACTING
802 E BLISS RD AVE
MILWYD, WA 98176
CONTACT: WIMM SNEELK
WASIM@KODIAKGENERAL.COM |
| 3. ARCHITECT: | BERNARDO WILLS
103 S JOFFERSON ST
SPOKANE, WA 83801
CONTACT: STEVE GOODMANSON
509.838-6111
SGOODMANSEN@BWRWICH.COM |
| 4. ADDRESS: | 6228 N. LIDGERWOOD ST, SPOKANE, WA 83807 |
| 5. PARCEL NUMBER: | 3032204M (CC-70)
30322042 (SS-70)
303220422 (SS-70)
30322041 (SHD-70) |
| 6. PROPOSED USE: | APARTMENTS |
| 7. SITE AREA: | ESTIMATED 47 ACRES (20,312 SF) |
| 8. ZONING (17C.122.020): | CC-70 |
| 9. FLOOR AREA RATIO (17C.122.040): | 23.8% SF = 116%
(100% ALLOWED WITHOUT PUBLIC AMENITIES)
(80% ALLOWED WITH PUBLIC AMENITIES PER 17C.122.050) |
| 10. PUBLIC AMENITIES (17C.122.090): | TBD |
| 11. BUILDING HEIGHTS (17C.122.100): | ALLOWED: 70' MAX. (ACTUAL: 38' 4") |
| 12. SETBACKS (17C.122.110): | 7' MIN. SETBACK (FRONT)
7' MIN. SIDE SETBACK
7' MIN. REAR SETBACK |
| 13. PARKING (17C.231.110): | 1 PER UNIT = 27 REQUIRED
27 PROVIDED: 21 ON-SITE AND 6 STREET PARKING |
| 14. OPEN SPACE (17C.110.200): | NO OPEN SPACE REQUIREMENT IN CC ZONES |
| 15. LANDSCAPE (17C.208.040): | STREET FRONTAGE: 5' SIDE YARD: 5' |
| 16. RESIDENTIAL DENSITY (17C.110.200): | NO DENSITY REQUIREMENT IN CC ZONES |
| 17. TOTAL UNITS: | 26 1-BEDROOM, 1-BATH UNITS
(16) 2-BEDROOM, 1-BATH UNITS |
| 18. OPEN SPACE (17C.110.200): | NO OPEN SPACE REQUIREMENT IN CC ZONES |
| 19. LANDSCAPE (17C.208.040): | STREET FRONTAGE: 5' SIDE YARD: 5' |
| 20. PARKING (17C.231.110): | 3 RECD PER MFT, 21 PROVIDED ON-SITE |
| 21. CONSTRUCTION: | BC VB, FULLY SPRINKLERED |
| 22. ESTIMATED PROJECT START: | SUMMER 2023 |
| 23. ESTIMATED PROJECT VALUATION: | 4.4 MILLION |



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