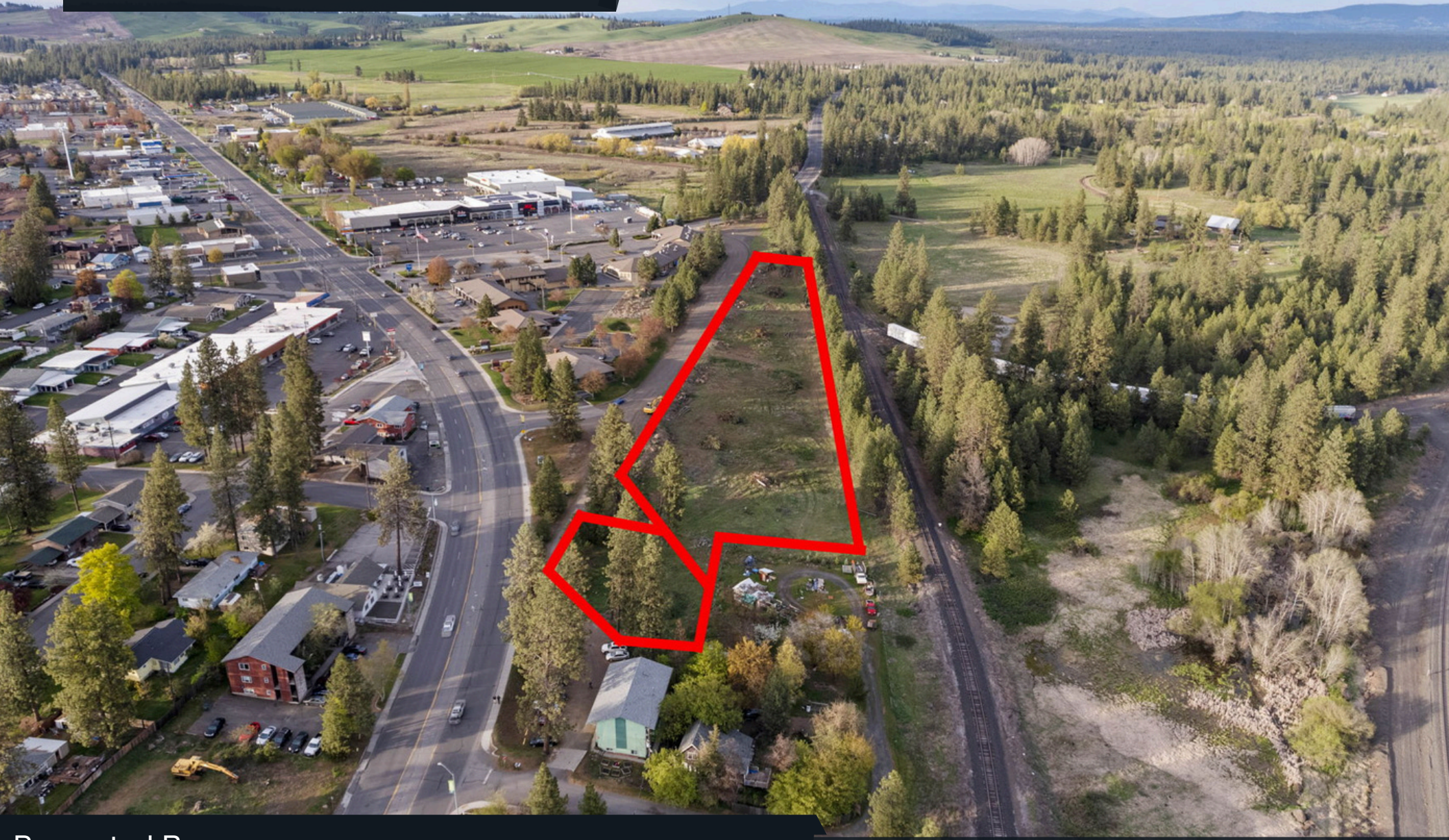


Highway 904 & Andrus Road
Cheney WA 99004

Apartment Site For Sale






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Property Highlights

- Two Parcels Ready for Development
- Centralized Cheney Vacant Land
- Pending Rezone to High Density Multifamily, Approved for 96 Units
- Close to Major Transportation Routes
- Walking Distance to Shopping & Restaurants
- Close Proximity to Eastern Washington University




Offering Summary

- **Sale Price: \$960,000**
- Lot Size: 3.12 Acres
- Zoning: General Commercial
- Parcel #s: 23073.0009 & 13124.4107

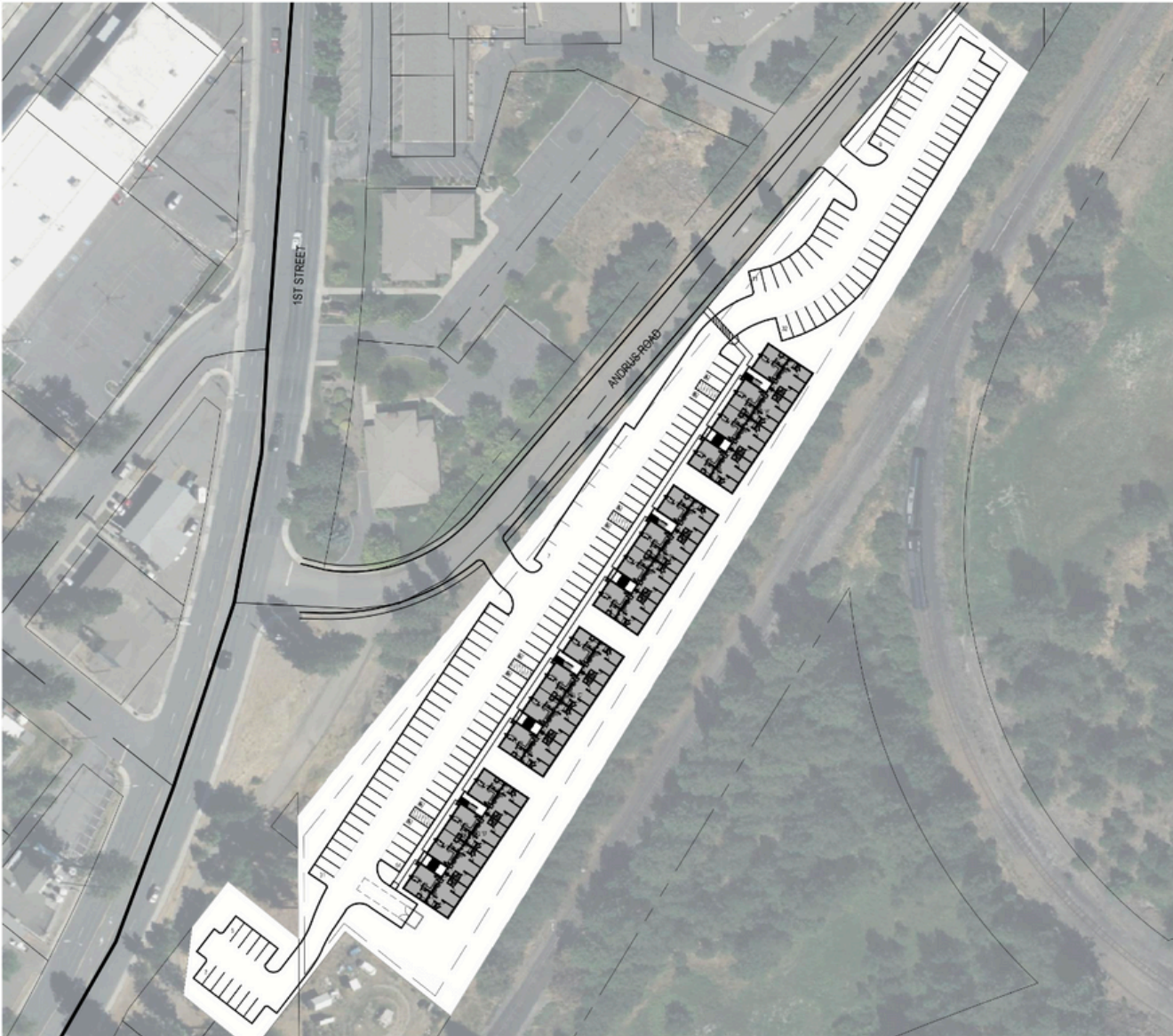
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PRELIMINARY DRAWINGS



Property Summary

THE SUBJECT PROPERTY IS COMPRISED OF THE LOT(S) BELOW:

PARCEL ADDRESS	PARCEL NUMBER	ZONING / LAND USE	PARCEL AREA (ASSESSED)
UNASSIGNED ADDRESS	23073.0009	GENERAL COMMERCIAL	± 126,759 SF
UNASSIGNED ADDRESS	13124.4107	GENERAL COMMERCIAL	± 9,920 SF

PROPERTY AREA (ASSESSED): ±136,679 SF.
ACRES TOTAL: ±3.14 AC.

Concept Site Plan Info

BUILDING(S) AREA & REQUIRED PARKING

BLDG or SPACE	BEDROOMS	REQUIRED PARKING	
		STALLS PER BED ROOM	MINIMUM REQUIRED
BLDG A	36	1: 1	36.0 STALLS
BLDG B	36	1: 1	36.0 STALLS
BLDG C	36	1: 1	36.0 STALLS
BLDG D	36	1: 1	36.0 STALLS
TOTAL	144		144 STALLS




PROVIDED ON-SITE PARKING: 156 Stalls
 PROVIDED OFF-SITE PARKING: 0 Stalls
 TOTAL PARKING: 156 Stalls
 ELECTRIC VEHICLE CHARGING STATIONS (10% PER WAC 15-50 429): 16 EVCS

 Concept Site Plan
Scale: 1"=50'-0"

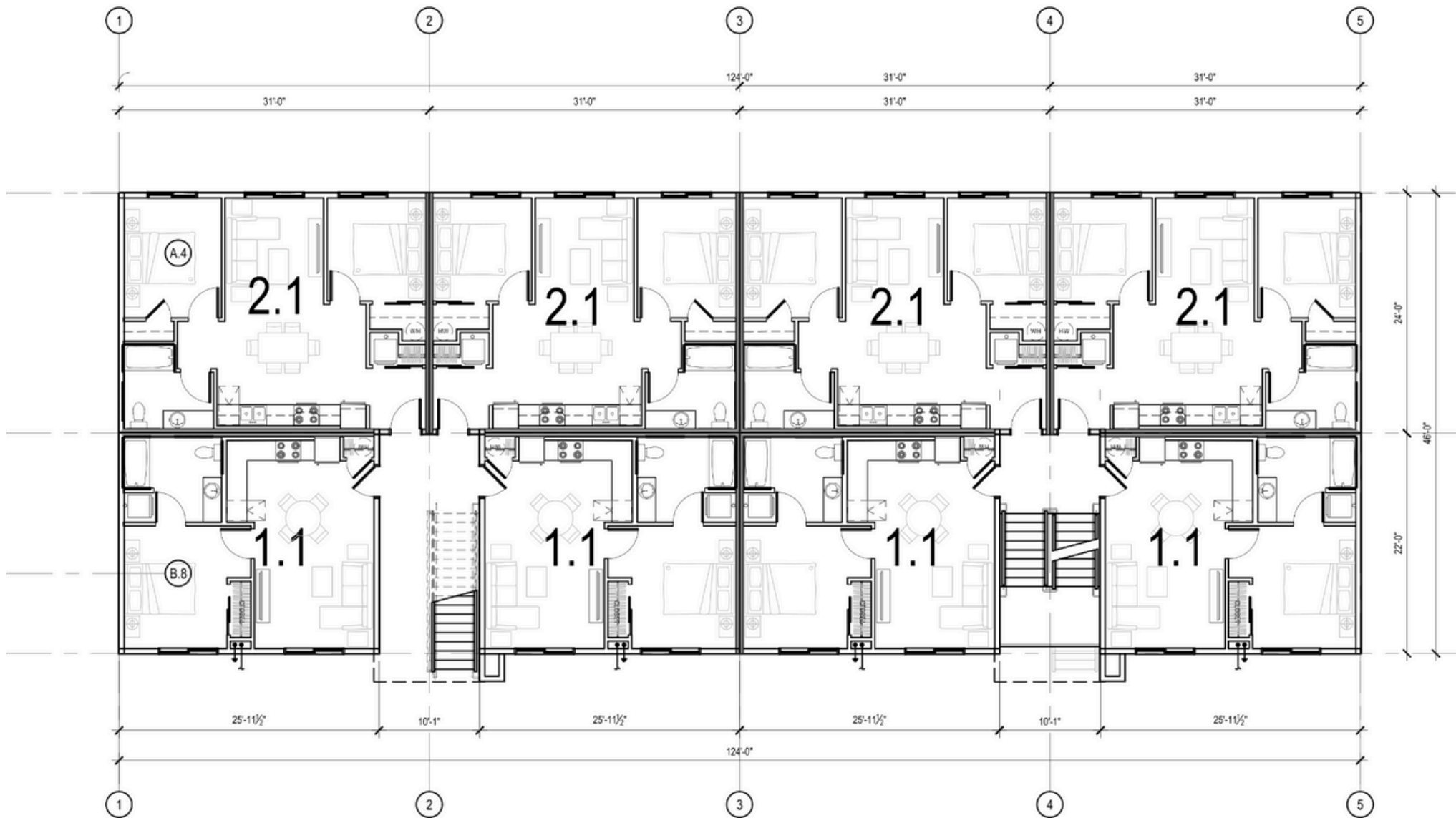
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PRELIMINARY DRAWINGS



Concept Floor Plan - Bldg

Scale: 3/32" = 1'-0"

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PHOTOS



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

