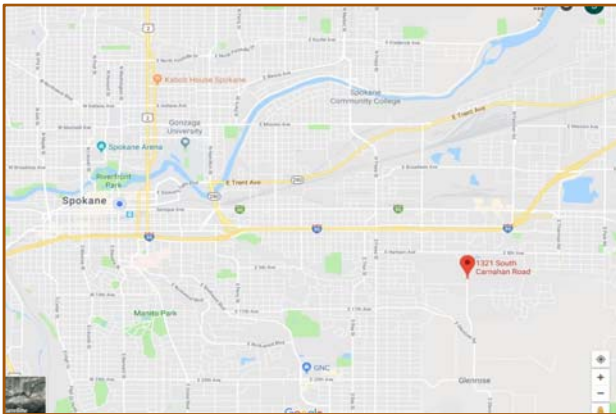


87 Unit Apartment Site Spokane Valley, WA

Excellent 87 unit apartment site with great access to I-90 and the South Hill. This treed site slopes north potentially offering many of the units views north to Beacon Hill and Mount Spokane. City of Spokane sewer bisects the site and water for Spokane County Water District #3 is in Carnahan Road. Importantly for a Spokane Valley apartment site, this development will be connected to the City of Spokane sewer avoiding the Spokane County CFR charges for a significant cost savings. See attached proposed site plan prepared by Russell C. Page, Architect.



Description

Property Type: **87 Unit Apartment Site**
Address: **13XX S Carnahan Road**
Spokane Valley, WA [Google Map](#)
Parcel No.(s): **35234.9169**

Sale Information

Asking Price: **\$ 750,000**
Terms: **Cash to Seller**
Possible trade for income property

Site Information:

Area: **5.48 Acres**
Topography: **Slope North**
Zoning: **Multi-family**
Sewer: **City of Spokane ****
Water: **Spokane County Water District #3**

**

This parcel is located in the City of Spokane Valley but is also located within boundaries of the *City of Spokane* sewer service area. Therefore it appears this project is not subject to the Spokane County CFR charges.

Standard Spokane County CFR charges are \$5,733 per unit (MF rate) x 87 units = \$498,771 for an 87 unit apartment project.

The City of Spokane has no CFR Charges. GFC charges are based on number and size of water taps. An example might be five 2" water lines at \$6,767 each = \$33,835 for an 87 unit apartment project.

Potential savings of **\$464,936** versus a comparable site in the City of Spokane Valley equal to thousand of dollars per unit in reduced development costs.

Disclosures:

Owner is a licensed real estate broker in the State of Washington.

About 30 feet along the northern boundary of the parcel is fill. It's been fill for approximately 30 + years.

Information is deemed reliable but not guaranteed.

No representations or warranties are expressed or implied.

Broker shall not be responsible for changes, errors or omissions.

All measurements are for convenience only.

All critical investigations must be done by purchaser.

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