

# Spokane Valley- Corridor Mixed Use-North Pines Middle School area



11813 E Broadway Ave, Spokane, WA 99206-4914

Listing ID: 28274668  
 Status: Active  
 Property Type: Vacant Land For Sale  
 Possible Uses: Multi-Family, Office  
 Gross Land Area: 198,613 SF  
 Sale Price: See Agent  
 Sale Terms: Cash to Seller, Other



## Overview/Comments

This 4.56 acre parcel is well situated for those new allowable uses in Corridor Mixed Use categories. CMU - Corridor Mixed Use - Allows for light manufacturing, retail, multi-family, and offices along major transportation corridors. Adjacent residential zones are protected through transitional standards. The parcel is just west of Pines Road and fronts on both Broadway and Cataldo. It is across Broadway Ave from the new North Pines Middle School building site. The neighboring properties include medical offices, assisted living facilities and new office buildings. The elevated site enjoys sweeping views to the south, close proximity to the Valley Hospital, traffic counts over 15,000 vehicles per day on Broadway, and mostly level terrain. It currently has a two bedroom home and large shop on the upper level of the lot. These structures although substantial have been given no value in the pricing of the parcel. Seller will consider a JV or long term ground lease or build to suit.

## More Information Online

<http://www.catylist.com/listing/28274668>



## QR Code

Scan this image with your mobile device:

## General Information

Taxing Authority:	Spokane County	Zoning:	CORRIDOR MIXED USE
Tax ID/APN:	45161.1127	Sale Terms:	Cash to Seller, Other
Possible Uses:	Multi-Family, Office, Residential (Single Family), Retail, Retail-Pad, Other		

## Area & Location

Market Type:	Medium	Traffic/Vehicle Count:	15,108
Property Located Between:	Pines and Bowdish from Broadway to Cataldo	Transportation:	Bus, Highway, Other
Side of Street:	North	Highway Access:	Two blocks west of State Route 27 (Pines Road) on Broadway Ave
Road Type:	Paved	Airports:	SIA - 16.5 mi- 20 min
Property Visibility:	Excellent	Area Description:	The area is in the heart of Spokane Valley along Broadway Ave, a major thoroughfare.
Legal Description:	Opportunity E 1/2 B74		
Largest Nearby Street:	Broadway Ave		
Feet of Frontage:	327		

**Site Description** This 4.56 acre parcel is well situated for those approved CMU uses including light manufacturing, office, retail, and multifamily. It is just west of Pines Road (SR27) and fronts on both Broadway and Cataldo. It is across Broadway Ave from the new North Pines Middle School building site. The neighboring properties include medical offices, assisted living facilities and new office buildings. The elevated site enjoys sweeping views to the south, close proximity to the Valley Hospital, traffic counts over 15,000 vehicles per day on Broadway, and mostly level terrain.

## Land Related

Lot Frontage (Feet):	327	Development Name:	Broadway Ave Corridor Mixed Use parcel
Lot Depth:	607	Topography:	Level

Easements:	Ingress/Egress, Utilities	Soil Type:	Mixed
Easements Description:	Ingress/Egress is a shared driveway off Broadway. The site also has an entrance on Cataldo.	Available Utilities:	Electric, Water, Gas, Storm Drain, Cable, Broadband, Other

Zoning Description CMU - Corridor Mixed Use - Allows for light manufacturing, retail, multi-family, and offices along major transportation corridors. Adjacent residential zones are protected through transitional standards.

### Financials

Finance Data Year: 2011

### Location

Address: 11813 E Broadway Ave, Spokane, WA 99206-4914  
County: Spokane  
MSA: Spokane



### Property Images



Parcel lines



ParcelImagePage



Streetview from Broadway

## Property Contacts

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**Tom Watson**

RE/MAX OF SPOKANE

509-220-3835 [M]

509-220-3835 [O]

TomWatson@CapSeven.com