

RV & BOAT STORAGE DEVELOPMENT FULLY PLANNED & READY TO BUILD

6917 NE 47TH AVENUE, VANCOUVER, WA 98661

The Plan: 163 Total Spaces
57 Enclosed Storage Units @ 14' x 60' each
50 Covered Storage Units @ 12' x 60' each
56 Covered Storage Units @ 12' x 50' each

1 Office Building 50' x 50'
1 Disabled Parking Space
6 Business Office Parking Spaces

Included: 7.86 Acres
Permit Ready Plans

Site Size: 7.86 Acres 7 Contiguous Separate Parcels

Zoning: Light Industrial (IL)

Comp Plan: Industrial

Utilities: All Available to the Site

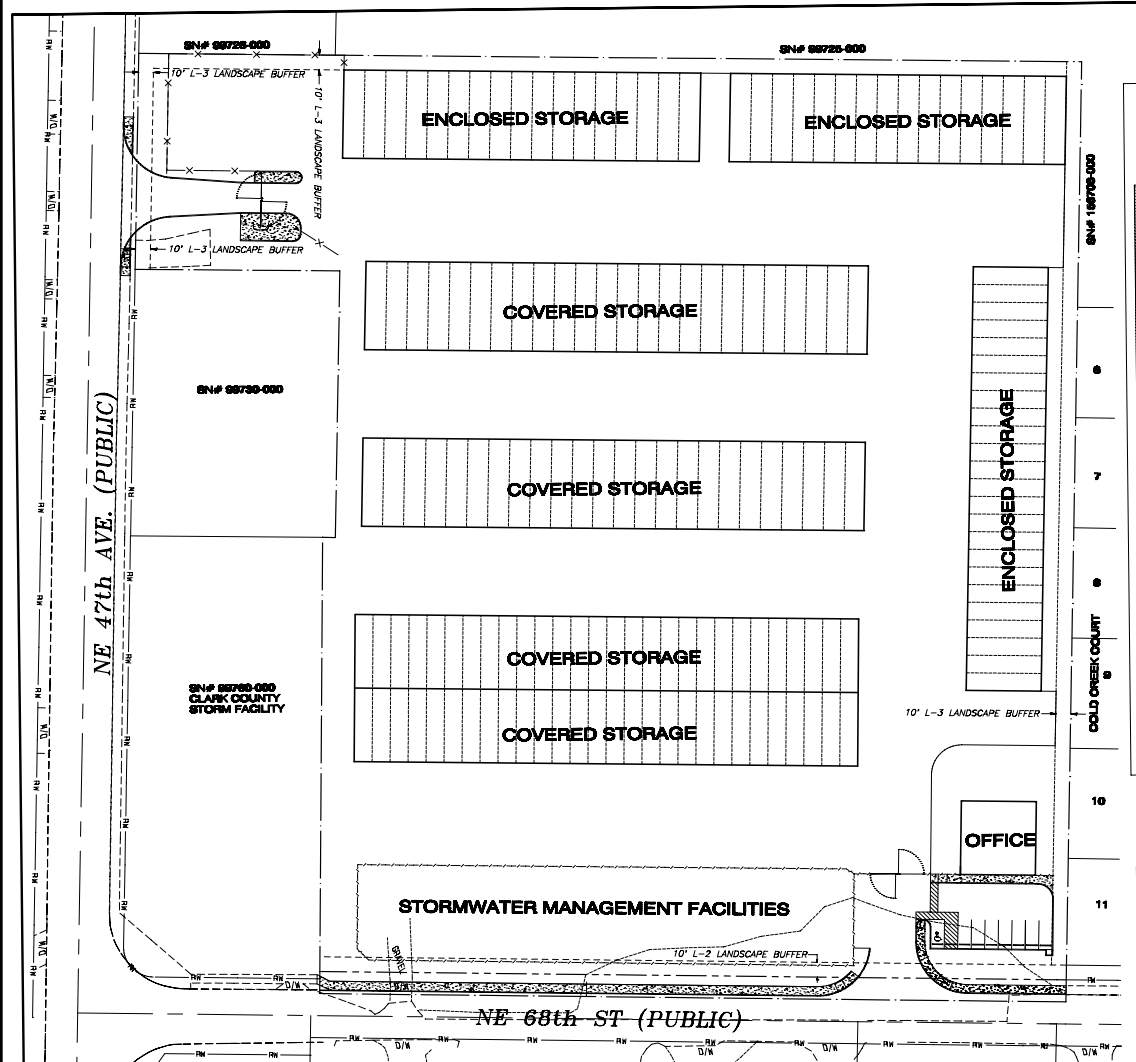
Engineer: Sterling Design, Inc.
2208 East Evergreen Boulevard
Vancouver, Washington 98661
(360) 759-1794

Surveyor: Minister & Glaeser Surveying, Inc.

Soils Testing: Deep River Geotechnical Services

Offered at: \$2,500,000

Note: It took more than two years and an investment of approximately \$250,000 for engineering, studies and a variety of fees to get the project "Permit Ready". All included in sale.



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Broker

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