



PUBLISHED RESERVE: \$99,500

LAST ASKING: \$199,000

SIZE: 1.66± Acres

ZONING: Light Industrial (IL)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 1.66± acre light industrial development site is located on Lakeside Road, south of Vancouver Lake, west of Fruit Valley Road, and has preliminary plans for a 16,452± square foot warehouse. There are industrial buildings near the site, and a mobile home park that is north of the property and across Lakeside Drive at the corner of NW Whitney Road.

The property consists of two tax parcels of 1.16± and .51± acres. The .51± acre parcel is impacted by wetlands which will limit development of the entire property. The Seller had planned to develop the site with two industrial buildings that total 16,452± square feet, and were to contain the warehouse, general office, parking and fenced storage for vehicles. A pre-application conference was held with the City of Vancouver, and preliminary Engineering and Wetland Delineation Assessment reports, plus additional reports, were prepared by the Seller. (Please see the Supplemental Information Package for Site and Building Sketch and Engineering Plans, Wetland Delineation Assessment, development review by city of Vancouver, zoning, and utility information.) Water will need to be extended from NW Whitney Road and sewer will require an on-site septic system.

LOCATION: Lakeside Road, Vancouver, Washington, Tax Parcels: 147386-000 and 147379-000



Please Note: Sketch plan is conceptual only. Neither the Seller nor its agents have submitted plan or made any applications to a public agency.