

# Residential Land For Sale

2205 / 2207 / 2209  
NW 69TH ST, VANCOUVER, WA



## Property Details

Lot 2:	\$185,000
Lot 3:	\$190,000
Lot 4:	\$230,000
All 3 lots:	\$560,000
Zoning:	R1-6
# of Parcels:	3

Parcels may be bought together or separately.

## Property Description

Ready for your custom home in an excellent location. Located near Vancouver Lake, your home would be within 10 mins to shopping/amenities, downtown Vancouver and the waterfront, walking distance to Vancouver Lake Sailing Club, and 15 minutes to Frenchman's Bar Hiking and Park. The three lots can be bought together or separately. All utilities run to each lot.

Lyle Stratton  
Commercial Broker  
Licensed in Oregon and  
Washington  
(360) 718-8787  
lyle@lylestratton.com

Andi Costello  
Commercial Broker  
Licensed in Oregon and  
Washington  
(360) 718-8787  
andi@andicostello.com



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## EASEMENT ACCESS PROPERTY PHOTOS



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## UTILITY ACCESS PROPERTY PHOTOS



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# Residential Land For Sale

2205 - LOT 2  
PROPERTY PHOTOS



**6,617 SQ FT**



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# Residential Land For Sale

2207 - LOT 3  
PROPERTY PHOTOS



**7,123 SQ FT**



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Commercial Broker  
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Commercial Broker  
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# Residential Land For Sale

2209 - LOT 4  
PROPERTY PHOTOS



**6,829 SQ FT**



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Commercial Broker  
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Licensed in Oregon,  
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## AERIAL MAP



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## REGIONAL INFORMATION

### About Fruit Valley, Vancouver, Washington

Fruit Valley is the westernmost neighborhood in Vancouver and is the largest neighborhood, in landmass. They are home to the Port of Vancouver, Vancouver Lake, Shillapoo Natural Area, Ridgefield Wildlife Sanctuary, Firestone Farm Orchards and approximately 1000 households. The neighborhood is distinguished by maintaining the city's largest set of remaining World War II housing, which was built by the federal government to house shipyard workers.

Industry ranges from large operations, such as West Coast Metal Shredding and Great Western Malting Company, to very small manufacturers with only a handful of employees.

Agriculture continues to maintain a presence within the neighborhood with Firestone Farms Orchards and Andersen Dairy farm. The neighborhood is fortunate in its parks and natural areas. They have two city parks, two county parks, a wildlife sanctuary, and a natural area. They also border Vancouver Lake the shore of the Columbia River.



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