

INVESTOR OPPORTUNITY

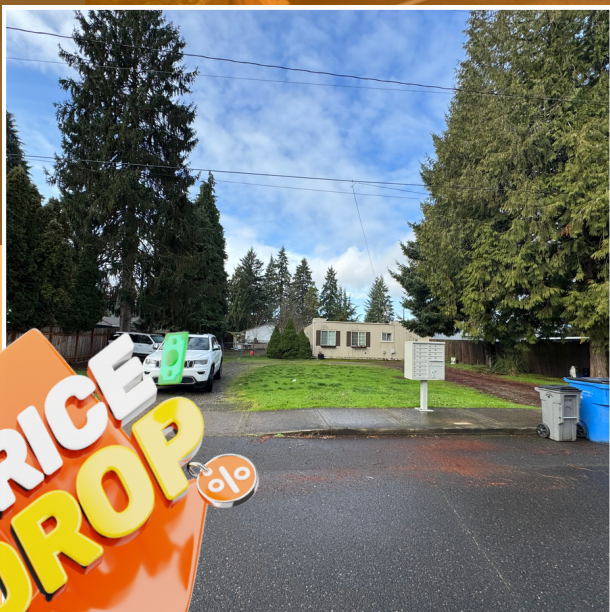
INFILL LOT AVAILABLE

DAVID MERRICK
REAL ESTATE
DM
DREAMS TO REALITY



CONCEPTUAL RENDERING ONLY.

Depicts a potential four-plex layout for a 75' x 150' R-18 infill parcel in an established rental area of Vancouver, WA. Provided for visualization purposes—buyer to verify all development potential.



PRICE
DROP

NOW Offered at \$325,000 | 1710 Bryant St, Vancouver, WA

Rare infill opportunity to acquire a flat, rectangular R-18 zoned lot in an established Vancouver neighborhood with strong rental concentration and existing small multifamily development nearby. Value is in the land and zoning, not the existing structure. RMLS#[622666654](#)

SITE & ZONING HIGHLIGHTS

- Approximately 75 feet of street frontage and 150 feet deep
- Flat topography
- Utilities currently serving the site (buyer to verify capacity)
- R-18 zoning allows higher-density residential development
- Surrounded by rentals and small multifamily properties
- No known environmental or topographical constraints

Cascade
Hasson

Sotheby's
INTERNATIONAL REALTY

Contact: David Merrick



360.947.1625



david.merrick@cascadehasson.com

Buyer to verify density, setbacks, parking, utilities, and permitting requirements with the City of Vancouver.