

6216-6228 N Lidgerwood Street  
Spokane WA 99208

Development Site For Sale






Presented By:

Ryan Towner | Broker  
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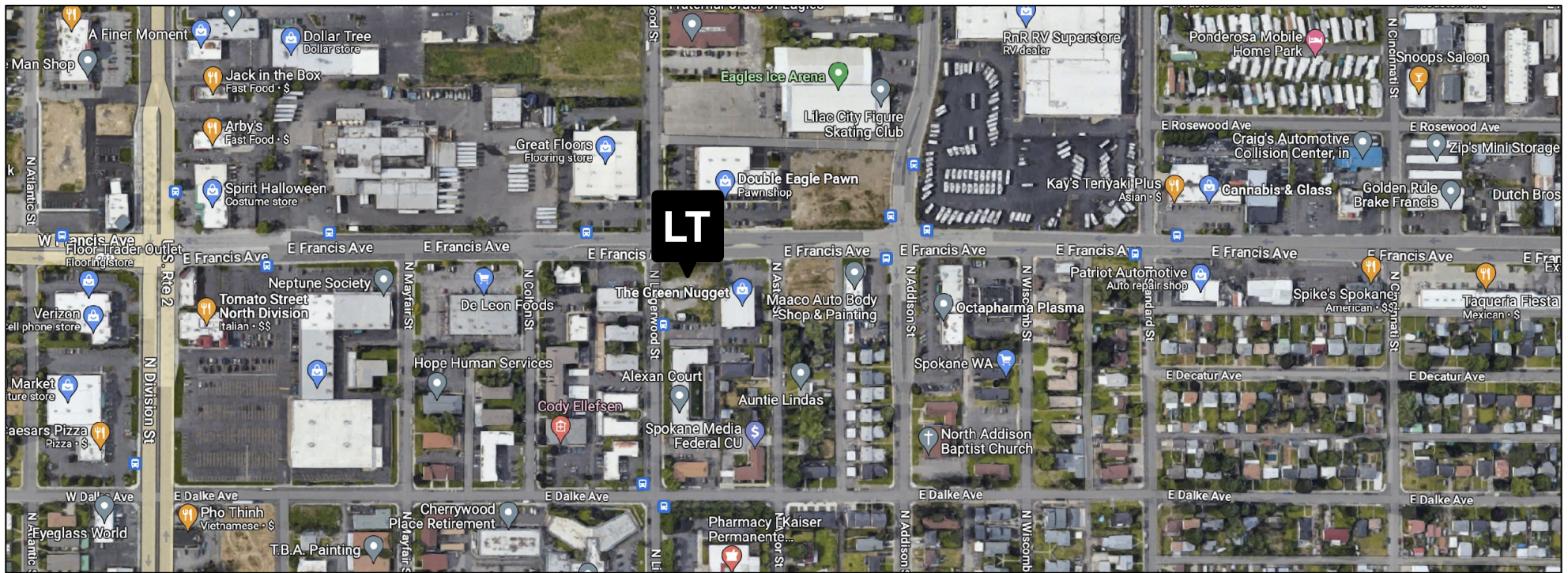
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 509.315.8660  
 902 W Garland Avenue





## Property Highlights

- Great Development/Investment Opportunity
- Oversized Corner Lot
- Tentatively Approved for New Parking Regulation - [City Council Approval](#)
- Utility Hookups on Site
- Potential Partnership Opportunity
- Qualifies for [Multifamily Tax Exemption](#)
- \*Sellers are licensed Brokers in Washington State

## Offering Summary

- Sale Price: **\$395,000**
- Parcel #: 36322.0424, 36322.0422, 36322.0423, 36322.0421
- Zoning: General Commercial
- Lot Size: 20,297 SF

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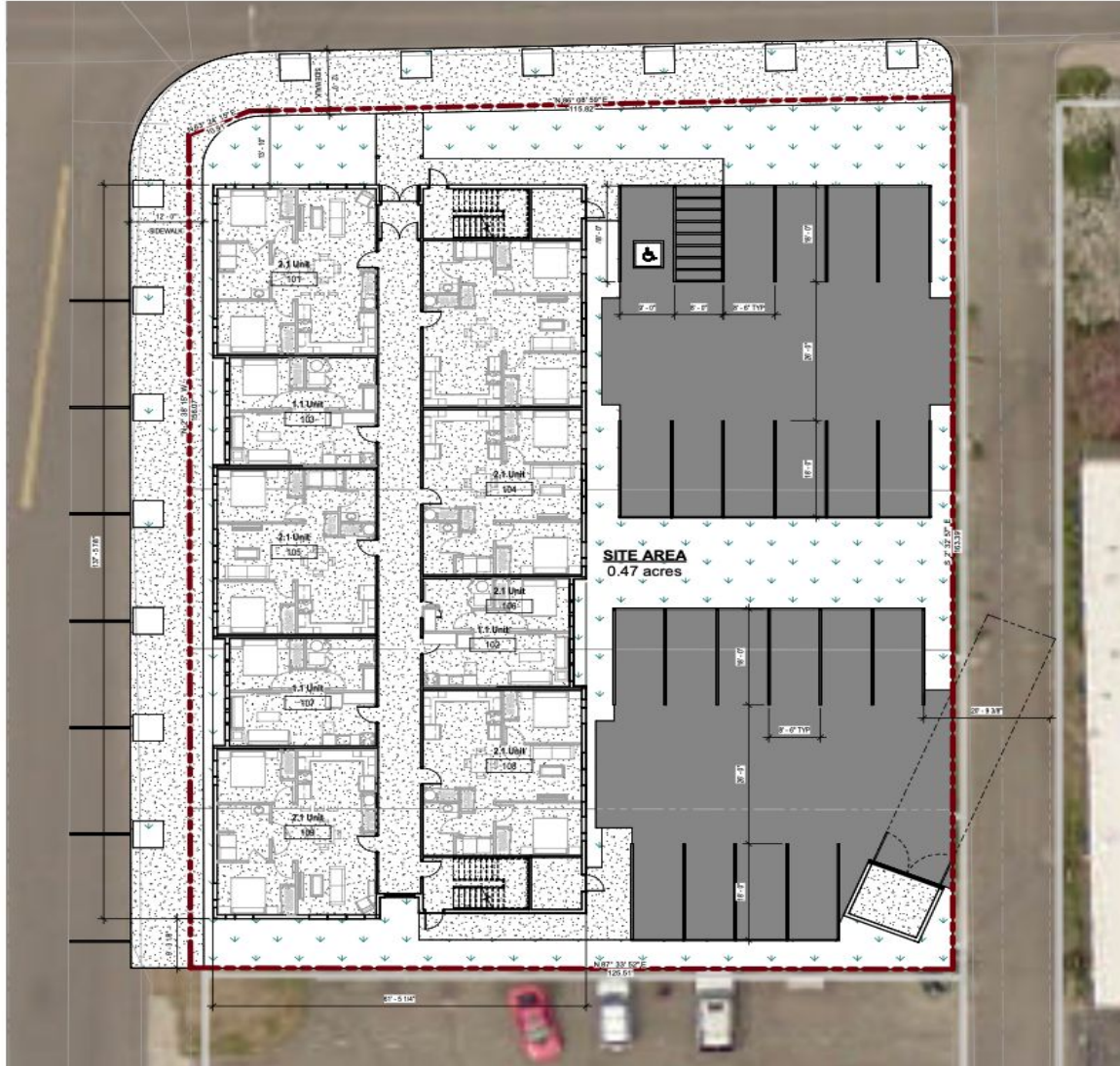
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# Conceptual Site Plan



Vicinity Map  
1/2" = 1/4"

## Project Information

- DEVELOPER:** LT REAL ESTATE INVESTMENTS LLC  
802 N GARLAND AVE  
SPOKANE, WA 83825  
CONTACT: RYAN TOWNER  
RYAN@LTREALESTATECO.COM
- CONTRACTOR:** KODIAK GENERAL CONTRACTING  
802 E BLISS RD AVE  
MILWYD, WA 98176  
CONTACT: WIMM SHELK  
WASIM@KODIAKGENERAL.COM
- ARCHITECT:** BERNAFORD WILLS  
103 S JOFFERSON ST  
SPOKANE, WA 83801  
CONTACT: STEVE GOODMANSON  
509.838-6111  
SGOODMANSEN@BFWARCH.COM
- ADDRESS:** 6228 N LIDGERWOOD ST, SPOKANE, WA 83827
- PARCEL NUMBER:** 3032204M (CC-70)  
30322042 (CC-70)  
303220422 (CC-70)  
30322041 (SHD-70)
- PROPOSED USE:** APARTMENTS
- SITE AREA:** ESTIMATED 47 ACRES (20,312 SF)
- ZONING (17C.122.020):** CC-70
- FLOOR AREA RATIO (17C.122.040):** 23.8% SF = 116%  
(100% ALLOWED WITHOUT PUBLIC AMENITIES)  
(80% ALLOWED WITH PUBLIC AMENITIES PER 17C.122.050)
- PUBLIC AMENITIES (17C.122.090):** TBD
- BUILDING HEIGHTS (17C.122.100):** ALLOWED: 70' MAX. (ACTUAL: 38' 4")
- SETBACKS (17C.122.110):** 8' MIN. SETBACK (FRONT)  
8' MIN. SIDE SETBACK  
8' MIN. REAR SETBACK
- PARKING (17C.231.110):** 1 PER UNIT + 27 REQUIRED  
27 PROVIDED: 21 ON-SITE AND 6 STREET PARKING
- OPEN SPACE (17C.110.200):** NO OPEN SPACE REQUIREMENT IN CC ZONES  
**LANDSCAPE (17C.208.040):** STREET FRONTAGE: 5', SIDE YARD: 5'
- RESIDENTIAL DENSITY (17C.110.200):** NO DENSITY REQUIREMENT IN CC ZONES
- TOTAL UNITS:** 26 1-BEDROOM, 1-BATH UNITS  
16 2-BEDROOM, 1-BATH UNITS
- OPEN SPACE (17C.110.200):** NO OPEN SPACE REQUIREMENT IN CC ZONES  
**LANDSCAPE (17C.208.040):** STREET FRONTAGE: 5', SIDE YARD: 5'
- PARKING (17C.231.110):** 3 RECD PER MFT, 21 PROVIDED ON-SITE
- CONSTRUCTION:** IBC VLB FULLY SPRINKLERED
- ESTIMATED PROJECT START:** SUMMER 2023
- ESTIMATED PROJECT VALUATION:** 4.4 MILLION



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