



Westpointe Place

Residential Development Opportunity



102 Unit Development - \$1,428,000 List Price



EXCLUSIVELY LISTED BY

Scott Darnell

Darnell Capital Management
852 5th Ave, Suite 235
San Diego, CA 92101
Direct: (619) 890-1260
sdarnell@darnellcapital.com





INVESTMENT SUMMARY

Westpointe Place is a full site-plan approved 102-unit residential project; 17 individual 6-plex structures and is across two lots, which allows phasing if desired.

Site is: East of S. Division Avenue, North of Ontario Street, and South of US HWY 2.

Downtown Sandpoint is $\frac{3}{4}$ miles to the East.

Lake Pend Oreille is Four blocks to the South.

The property is 3.54 Acres (2 lots: Lot 1 = 2.20 and Lot 2 = 1.34)

Flexible Zoning: Commercial C (CC) zoning district

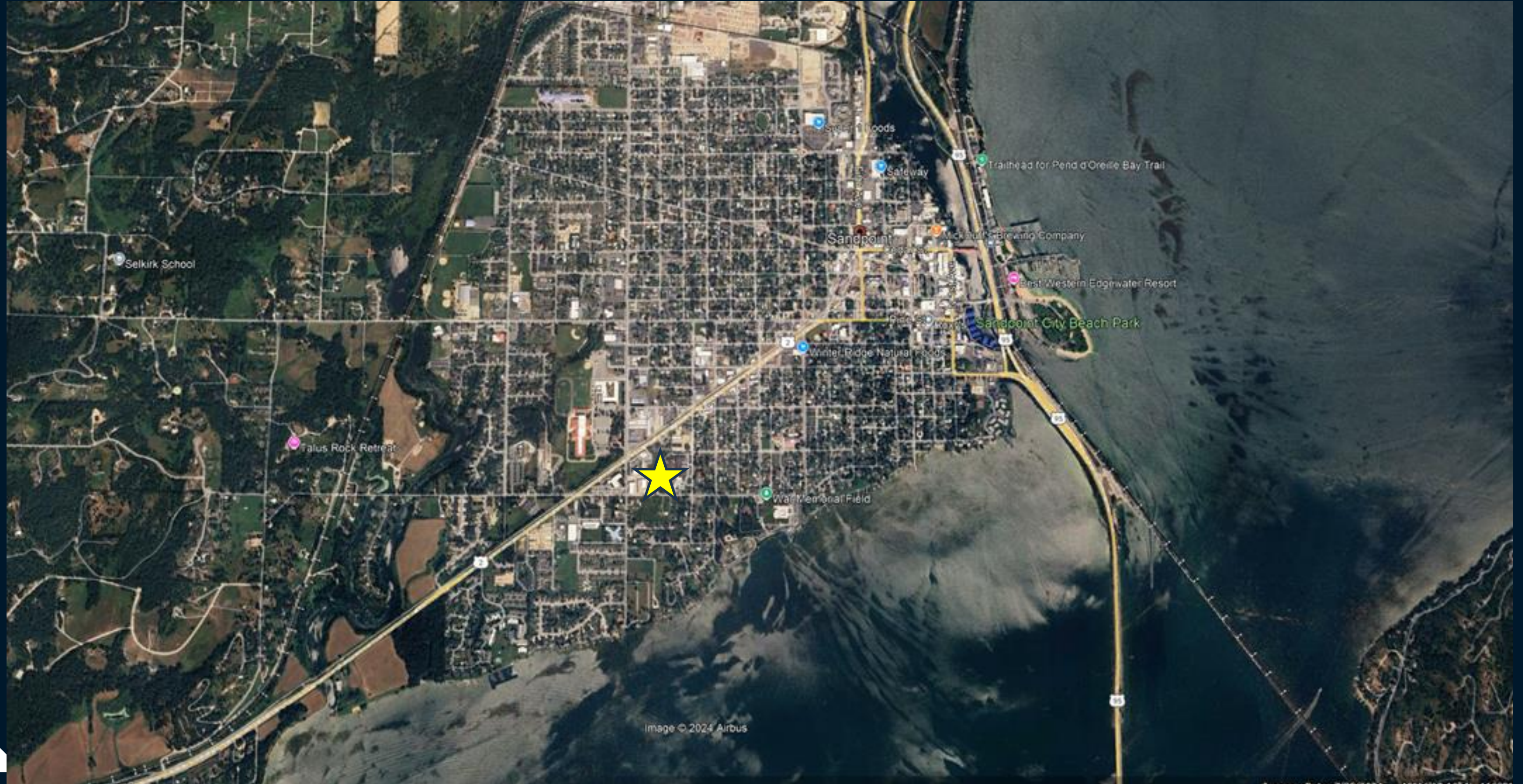
Prime Residential Development Opportunity

- Diversified Growing Economic Base
- Supply Constrained Market
- Excellent Location

**102 Units for only
\$1,568,000**



SITE LOCATION



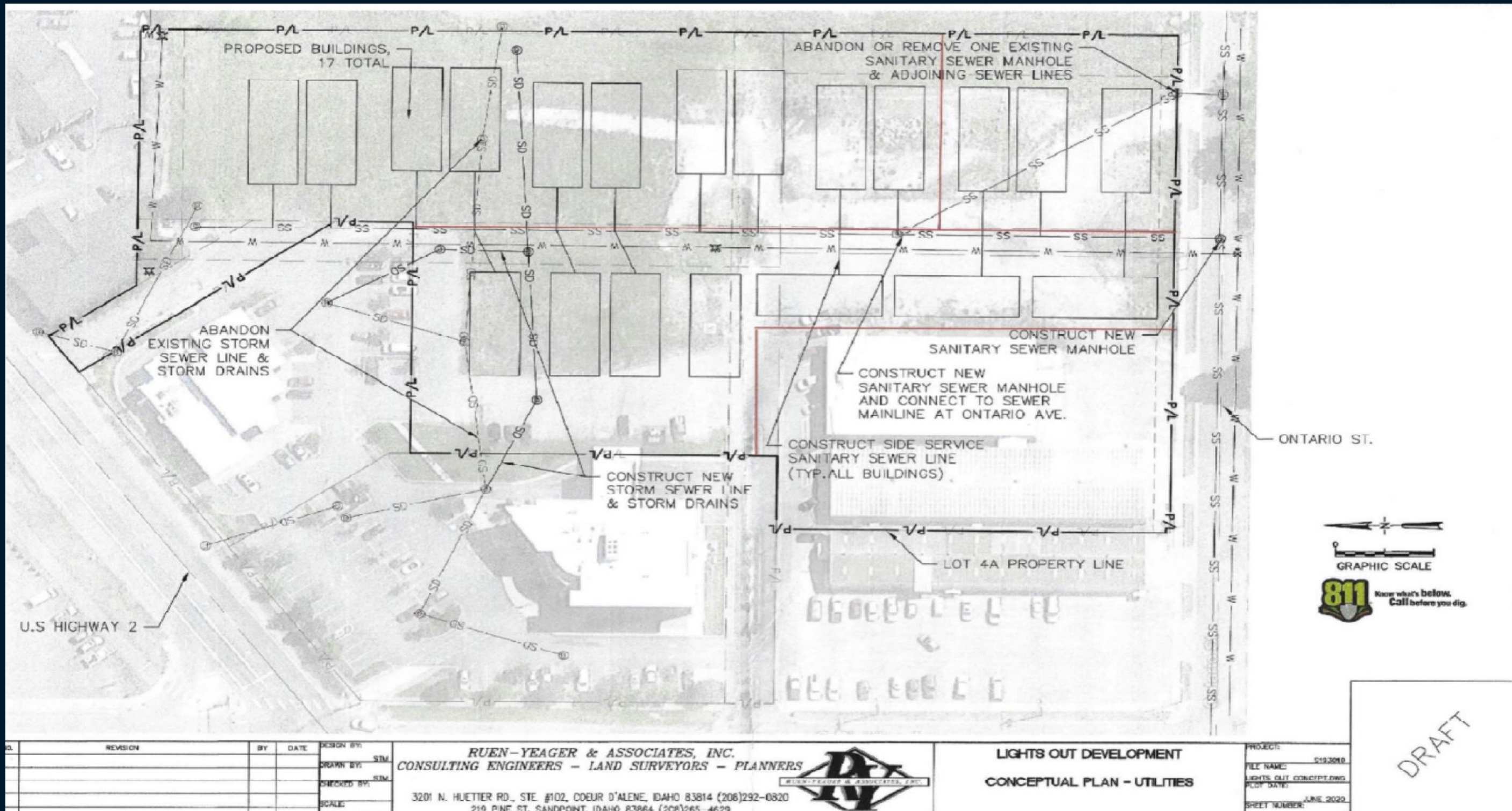


ZONING MAP





APPROVED ENGINEERING PLAN





BUILDING RENDERING





BUILDING DESIGN

