



Dave Hilbert

Designated Broker



425-280-6542



Dave@Re2000Homes.com



www.RealEstate2000Corp.com

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FLEXIBLE OWNER FINANCING AVAILABLE!

CBA MLS # 38428323



\$3,899,000

12525 W Sunset Hwy Airway Heights, WA 99001

ALL SEASONS MOBILE HOME & RV PARK AND MOTEL

FLEXIBLE OWNER FINANCING WITH LARGE DOWN PAYMENT, PRICED TO SELL.

***See Below: **2024 Proforma Financials**; Gross: \$761,799 Net: \$458,818 Cap Rate: 11.77%. **2023 Financials**; Gross: \$805,977, Net: \$502,218, Cap Rate: 12.88%. 51 Unit All Seasons Mobile Home & RV Park And Motel On 4.17 Acres. This Includes 15 Park Owned Single Wides And One Park Owned Double Wide, 10 RV Spaces, One Single And 23 Double Room, Motel. 2,400 Sq Ft Warehouse, And Used Car Lot. Commercial Zoned C1-A. Redevelopment Potential For Retail, Office, Motel, Automotive Center, Restaurants and More! Maximum Building Height of 45'. See Attached Permitted Uses Below. **Buyer and Buyers Agent To Verify Development Applications.** City Water And Sewer. Recent Upgrades: \$40,000 Roof On Hotel And 10 New RV Spaces Added In 2016, \$300,000 New Sewer Line and Hookups to Motel And Mobile/RV Units In 2017/2018, \$25,000 Road Upgrade in 2023. Adjacent Vacant Lot Available For \$599,900. Close To Fairchild Air Force Base, Spokane International, And New Amazon Facility.



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All Seasons - 2024 Proforma Profit & Loss	
Revenues:	<u>Year to Date</u>
Warehouse Rental Income:	\$26,400.00
Daily Sales:	\$112,124.55
Monthly Sales:	\$258,993.53
Trailer Rental Income:	\$156,000.00
RV Space Rental Income:	\$66,000.00
Interest Income:	\$2,281.25
Other Income:	\$140,000.00
Gross Income:	\$761,799.33
Expenses:	
Bank Fees Expense:	\$79.00
Commission/Fees Expenses:	\$3,553.65
Credit Card Fees Expense:	\$5,145.80
Escrow Fees Expense:	\$150.36
Insurance Expense:	\$23,739.59
Legal/Professional Expense:	\$7,929.50
Licenses/Permits Expense:	\$249.89
Maintenance Expense- AH:	\$11,986.15
Motel Supplies Expense:	\$40,676.18
Office Expense:	\$1,708.49
Rent/Lease Expense:	\$1,200.00
Supplies Expense- AH:	\$1,300.41
Tax Expense- Property:	\$22,386.90
Tax Expense- Payroll:	\$11,495.65
Wages Expense:	\$45,467.54
Utilities Expense- Avista:	\$1,424.75
Utilities Expense- City:	\$48,712.49
Utilities Expense- Inland:	\$34,113.29
Utilities Expense- Internet/TV:	\$18,616.18
Utilities Expense- Telephone:	\$54.54
Utilities Expense- WM:	\$22,990.12
Total Expenses:	\$302,980.48
Net Income:	\$458,818.85
CAP Rate:	11.77%



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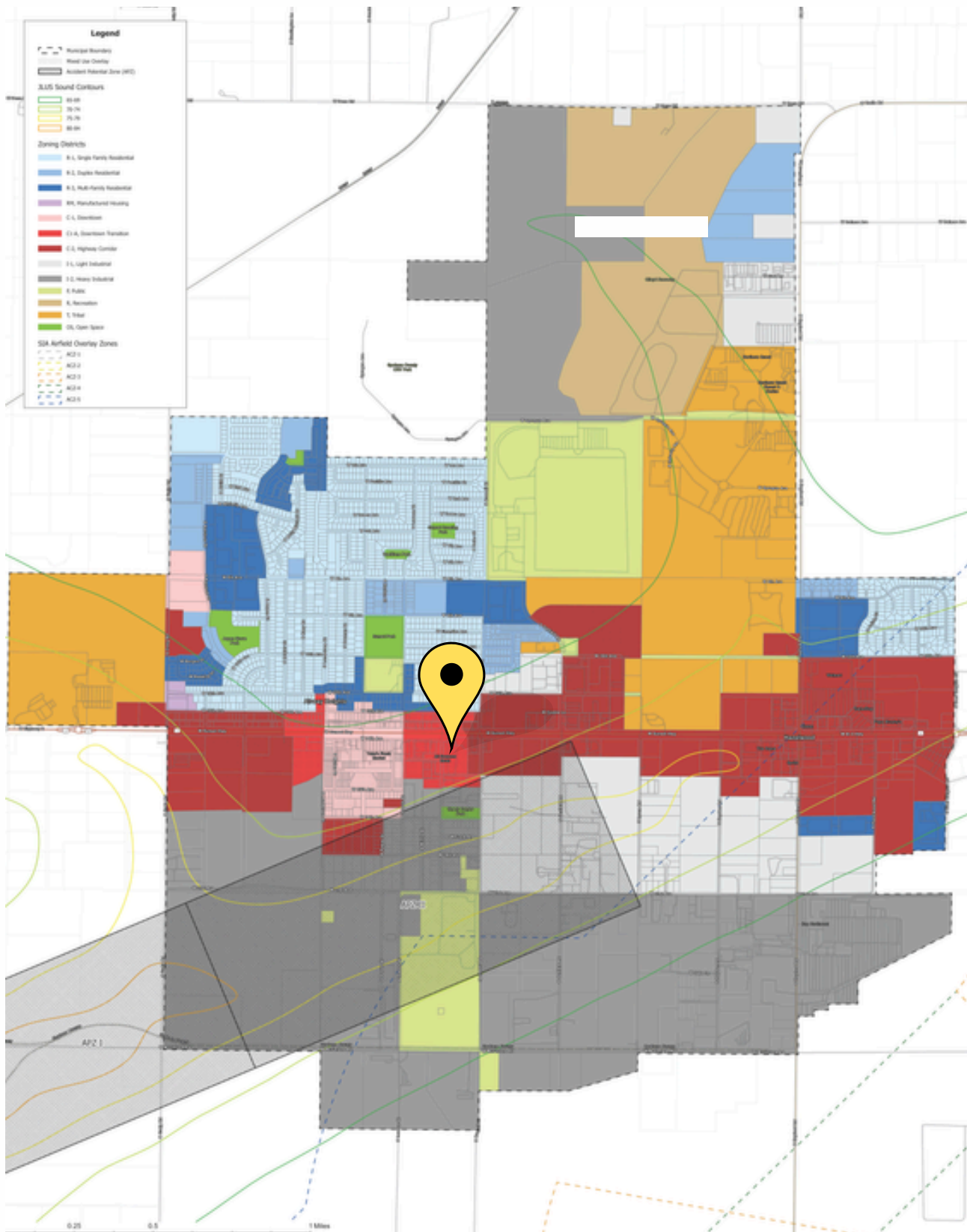


All Seasons - 2023 Proforma Profit & Loss	
Revenues:	<u>Year to Date</u>
Warehouse Rental Income:	\$26,400.00
Daily Sales:	\$116,001.57
Monthly Sales:	\$351,575.81
Trailer Rental Income:	\$156,000.00
RV Space Rental Income:	\$66,000.00
Other Income:	\$90,000.00
Gross Income:	\$805,977.38
Expenses:	
Auto Expense:	\$2,892.81
Bank Fees Expense:	\$24.00
Commission/Fees Expenses:	\$4,186.46
Credit Card Fees Expense:	\$4,927.59
Contract Renewal:	\$5,000.00
Dues and Subscriptions:	\$81.75
Escrow Fees Expense:	\$230.36
Insurance Expense:	\$26,862.51
Legal/Professional Expense:	\$6,472.50
Licenses/Permits Expense:	\$1,525.67
Maintenance Expense- AH:	\$22,270.29
Motel Supplies Expense:	\$37,892.46
Office Expense:	\$3,453.39
Supplies Expense- AH:	\$2,200.93
Tax Expense- Property:	\$21,331.86
Tax Expense- Payroll:	\$11,289.43
Wages Expense:	\$46,300.03
Utilities Expense- Avista:	\$1,233.66
Utilities Expense- City:	\$36,292.66
Utilities Expense- Inland:	\$32,749.71
Utilities Expense- Internet/TV:	\$18,158.87
Utilities Expense- Telephone:	\$41.67
Utilities Expense- WM:	\$18,340.45
Total Expenses:	\$303,759.06
Net Income:	\$502,218.32
CAP Rate:	12.88%



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B. Types of Permits.

1. Permitted (P). Uses identified as permitted may be allowed subject to the standards of the zoning ordinance and other applicable provisions of the AHMC.
2. Not Permitted (N). Uses identified as not permitted may not be allowed to locate in the zoning district where the use is not permitted.
3. Permitted with Limitations (L). Uses identified as permitted with limitations may locate in the appropriate zoning districts provided they comply with special regulations or design standards to ensure compatibility with surrounding uses and consistency with Airway Heights' policy. The Director or designee will evaluate each application for compliance with applicable special regulations or design standards.
4. Conditionally Permitted (C). Uses identified as conditionally permitted may be permitted subject to issuance of a conditional use permit in accordance with Chapter 14.03 AHMC.

Table 17.10.040 – Commercial Zoning Districts Allowed Uses

P – Permitted N – Not permitted L – Permitted with limitations C – Conditionally permitted									
Use Categories	C1			C1-A			C2		
CNEL	<65	65 – 69	>70	<65	65 – 69	>70	<65	65 – 69	>70
Dwelling, single-family detached	N	N	N	N	N	N	N	N	N
Dwelling single-family, attached	N	N	N	N	N	N	N	N	N
Dwelling, townhouse	L ⁴	C ⁴	N	L ⁴	C ⁴	N	L ⁴	C ⁴	N
Dwelling, multifamily residential	L ^{2/4}	C ^{2/4}	N	L ⁴	C ⁴	N	L ⁴	C ⁴	N
Hotels, including bed and breakfast inns	P	C/N ⁵	N	P	C/N ⁵	N	P	C/N ⁵	N
Commercial, financial, retail, personal services	P ¹	P ¹	P ¹	P	P	P	P	P	P
Eating and drinking establishments	P	P	P	P	P	P	P	P	P
Education facilities	P	C	N	P	C	N	P	C	N

The Airway Heights Municipal Code is current through Ordinance C-1018, passed December 18, 2023.



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Professional and medical offices	P	P/C ⁶	P/C ⁶	P	P/C ⁶	P/C ⁶	P	P/C ⁶	P/C ⁶
Entertainment, museum and cultural facilities	P	C	C/N ⁷	P	C	N	P	C	C/N ⁷
Government, public service or utility structures, social services	P	C	N	P	C	N	P	C	N
Religious institutions	P	C	N	P	C	N	P	C	N
Parks and open space	P	P	P	P	P	P	P	P	P
Structured parking if appurtenant to other permitted use	C	C	C	C	C	C	C	C	C
Public parking lot	C	C	C	C	C	C	C	C	C
Limited industrial	N	N	N	N	N	N	C	C	C
Heavy industrial	N	N	N	N	N	N	N	N	N
Agricultural uses, including animal or grain processing	N	N	N	N	N	N	N	N	N
Drive-through businesses	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	L ⁸	P	P	P
Motor vehicles sales, rental, repair or washing	N	N	N	P	P	P	P	P	P
Automotive parts and tires	N	N	N	P	P	P	P	P	P
Gasoline sales	N	N	N	N	N	N	P	P	P
Self-storage or warehouse	N	N	N	N	N	N	N	N	N
Adult business	N	N	N	N	N	N	N	N	N
Mobile food vending ³	P	P	P	P	P	P	P	P	P

Notes:

[1] Retail uses having more than 40,000 gross square feet are not permitted in the C-1 zone.

[2] Residential uses are required to be mixed on the same parcel as proposed office and retail uses.

[3] All mobile food vendors shall have a valid temporary food establishment permit issued by the

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Spokane Regional Health District.

[4] Mixed uses are prohibited if not depicted on the official zoning map as eligible for mixed use (Appendix B in Chapter 17.16 AHMC).

[5] Hotels in the 65-69 CNEL require a CUP and are not permitted in 70-75 CNEL under Chapter 17.16 AHMC, JLUS high intensity use.

[6] Hospitals and nursing homes require a CUP under Chapter 17.16 AHMC, Table 2.

[7] Museums, art galleries and libraries require a CUP under Chapter 17.16 AHMC, Table 2.

[8] Drive-through businesses are permitted only when entrances and exits are directly from an arterial and not from US 2. The pickup window is required to be on the building side opposite of US 2.

(Ord. C-1005 § 2, 2023; Ord. C-962 § 15, 2021)

17.10.050 Floor area ratios (FAR).

To determine the allowed gross floor area of all buildings or structures allowed on a site, the FAR in Table 17.10.050 is multiplied by the area of the lot.

**Table 17.10.050 – Floor Area Ratios
(FARs)**

	Zoning District		
	C-1	C-1A	C-2
Nonresidential	1.0	1.0	1.0
Residential	1.0	1.0	1.0
Combined	2.0	2.0	1.5

Exceptions.

A. Hotels and motels (including bed and breakfast inns) are considered residential uses for the purpose of FAR.

B. Exclusions from Floor Area Calculations.

1. Floor area dedicated to parking.
2. Elevators, staircases, escalators and mechanical spaces.
3. Exterior decks, porches and arcades open to the air.
4. Floor area dedicated to public amenities. (Ord. C-962 § 16, 2021)

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17.10.060 Maximum building height.

Table 17.10.060 sets forth the maximum building and structure heights for each zone. Each structure, development or activity shall comply with these requirements except as otherwise provided in this chapter.

Table 17.10.060 – Maximum Building Height

	Zoning District		
	C-1	C-1A	C-2
Residential	45'	45'	45'
Nonresidential	45'	45'	60'
Combined	60'	60'	60'

(Ord. C-962 § 17, 2021)

17.10.070 Setbacks and required sidewalk width.

Regardless of minimum setback, buildings shall be no closer than 12 feet from the face of the curb and shall always be constructed on private property.

A. Sidewalks shall be at least 12 feet wide and consist of a clear walking path at least eight feet wide (in addition to a planting zone for street trees).

B. This width may be reduced, by approval of the Technical Review Committee, if the existing sidewalk is less than 12 feet wide between the face of curb and the existing building setback line of adjacent building(s). In no case shall the setback be reduced below nine feet from the face of the curb, unless on-street parking exists between the building and the street. In that instance, the sidewalk shall maintain a clear walking path of at least seven feet wide.

C. Minimum setback standards measured from the property line are found in Table 17.10.070.

Table 17.10.070 – Minimum Setbacks from Property Line

	Zoning District		
	C-1	C-1A	C-2
Minimum setback from street	0'	0'	20'
Minimum setback from lot line adjoining residential zone	20'	20'	30'
Minimum setback from lot line adjoining nonresidential zone	0'	0'	25'



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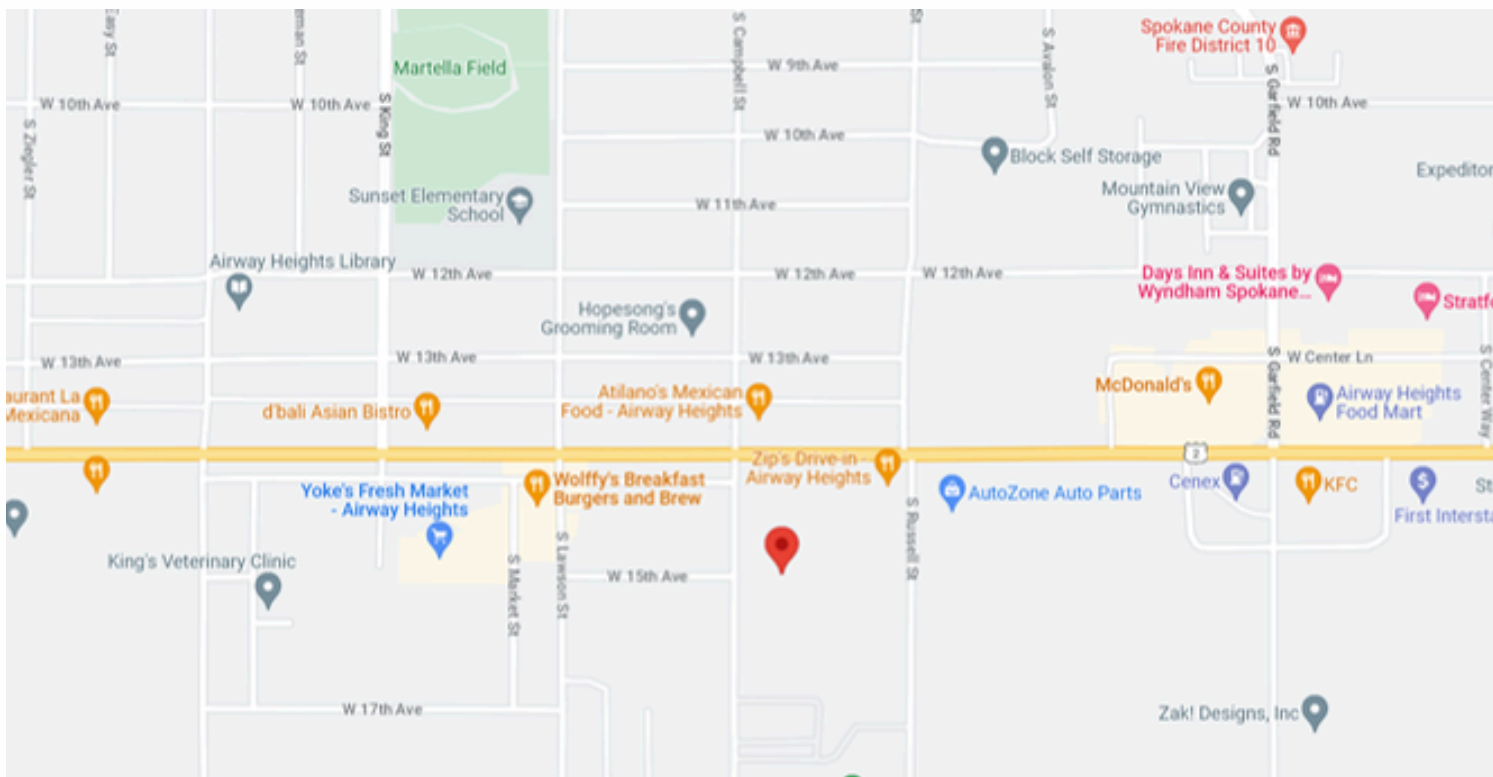
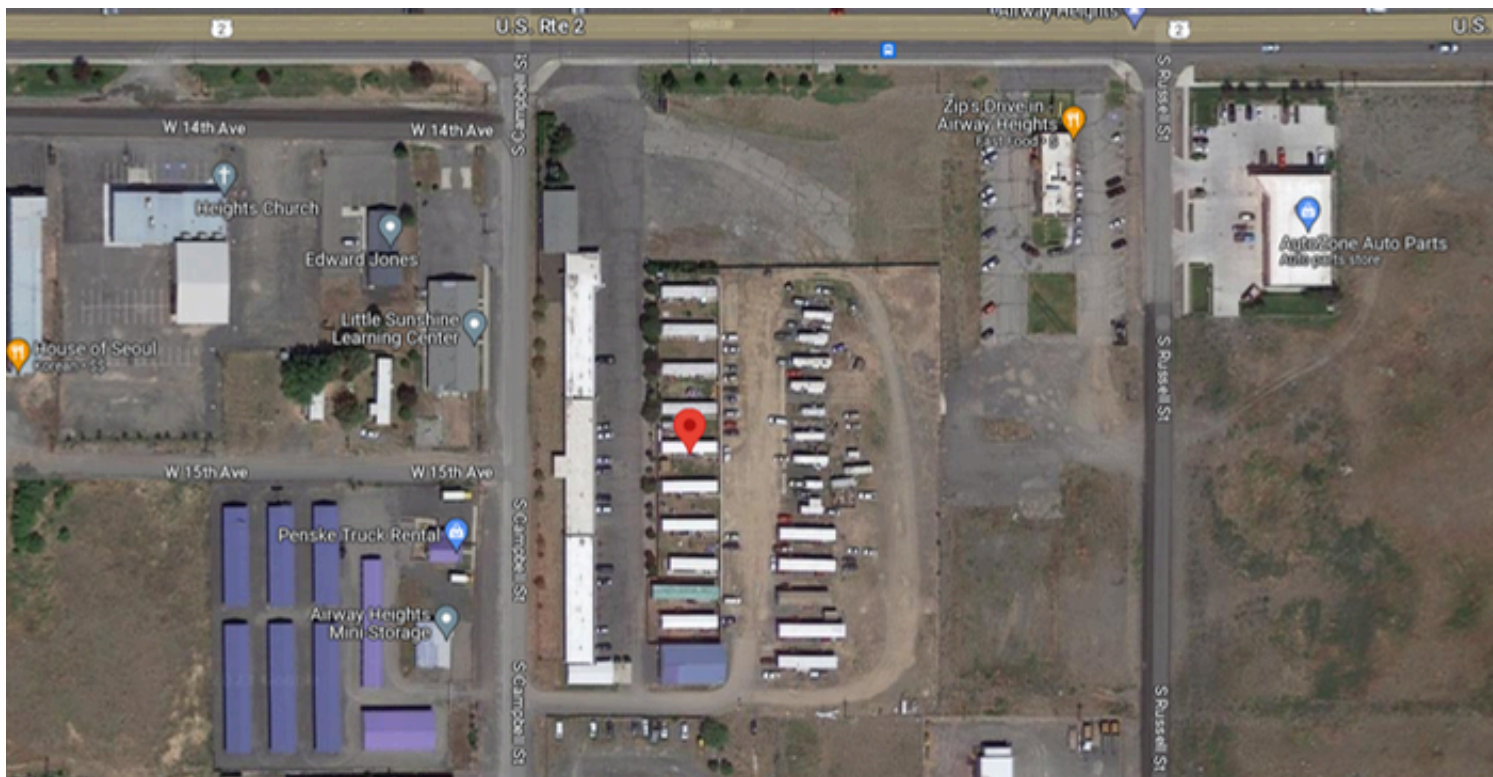
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Airway Heights, Washington

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Airway Heights is a city in Spokane County, Washington, United States, just west of Spokane. It is part of the Spokane metropolitan area and had a population of 10,757 at the 2020 census.^[3] The city's name was taken from its close proximity to the runways at Fairchild Air Force Base and Spokane International Airport.^{[5][6]}

History

Airway Heights was founded in 1942 and officially incorporated on June 28, 1955.^[7]

Growth in the city was spurred by the opening of the Airway Heights Corrections Center by the Washington State Department of Corrections in 1992 and the opening of the Northern Quest Resort & Casino by the Kalispel Indian Tribe in 2000. In the decades since, Airway Heights has seen the addition of new retailers, several new apartment buildings and housing developments, the expansion of the Northern Quest Casino, and the opening of the Spokane Tribe Casino.

Geography



A rural scene north of Airway Heights looking east

Airway Heights is located at 47°38′37″N 117°35′11″W﻿ / ﻿47.643648, -117.586491﻿ / 47.643648; -117.586491.^[8] Downtown Spokane is located eight miles by road east of Airway Heights. In 2012, the City of Spokane incorporated the Spokane International Airport and surrounding area,^[9] since which the city Spokane has bordered the city of

Airway Heights to the east and south.^[10]

According to the United States Census Bureau, the city has a total area of 5.63 square miles (14.58 km²), all of it land.^[11]

The community lies in the northeastern corner of the flat Columbia Plateau. While the plateau tends to be flat, the terrain locally is quite rugged as it is part of the Channeled Scablands. The "heights" in the city's name references its location at a higher elevation than the city center of Spokane. Traveling into Airway Heights along U.S. Route 2, the main road into the city, from Downtown Spokane, one will climb over 500 feet.^[12]

Climate

Airway Heights, Washington

City



Welcome to Airway Heights sign on U.S. Route 2



Flag



Location of Airway Heights, Washington
Coordinates: 47°38′37″N 117°35′11″W﻿ / ﻿47.643648, -117.586491﻿ / 47.643648; -117.586491

Country	United States
State	Washington
County	Spokane

Government	
• Type	Council–manager ^[1]
• Mayor	Kevin Richey

Area ^[2]	
• Total	6.01 sq mi (15.57 km ²)
• Land	6.01 sq mi (15.57 km ²)
• Water	0.00 sq mi (0.00 km ²)

Elevation	2,398 ft (731 m)
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