



59,422 SqFt.  
Available

Northwest Corner

Francis Avenue &  
Addison Street

Development Site  
Spokane, WA



HAWKINS  
EDWARDS



EXCLUSIVELY LISTED BY

**Kevin Edwards**

Partner & Designated Broker

Tel: (509) 939-8828

[k.edwards@me.com](mailto:k.edwards@me.com)

[HawkinsEdwardsInc.com](http://HawkinsEdwardsInc.com)



H A W K I N S  
E D W A R D S



**Located on Signalized  
Corner**

**451 E. Francis Ave.  
Spokane, WA**

Francis  
**451**  
Development Site



## **Metropolitan Statistical Area (MSA)**

Spokane - Coeur d'Alene MSA population of 734,218

## **Property Information**

Sale Price	<b>\$1,399,000.</b> - (\$23.50 SqFt)
Lease Rate	Contact Broker
Site Size	59,422 SqFt. +/- (Aerial Photo's - <a href="#">CLICK HERE</a> )
Sewer	6" stubbed into site., Buyer to verify.
Water	8" stubbed into site from Addison St., Buyer to verify.
Power	Avista Utilities.
Zoning	GC-70 - per city of Spokane.
Parcel #	36293.2402

## **Site Description**

451 E. Francis Ave. - The subject property is centrally located in City of Spokane, Spokane County. Being situated with great visibility on Francis Ave., makes this site ideal for a retail or office user needing close proximity to Division St. & Holy Family Hospital. All utilities available to the site. Approximately 8 minutes to downtown Spokane.

The commercial lot spans nearly 60,000 square feet, offering a sizable area for various commercial uses. This lot is "build ready," and commercial zoning allows for a wide range of potential uses, including retail, office, medical, dental, hospitality, multifamily or mixed-use developments.







Intersection of Division St. & Francis Ave.

Cross Access  
with adjacent  
Property

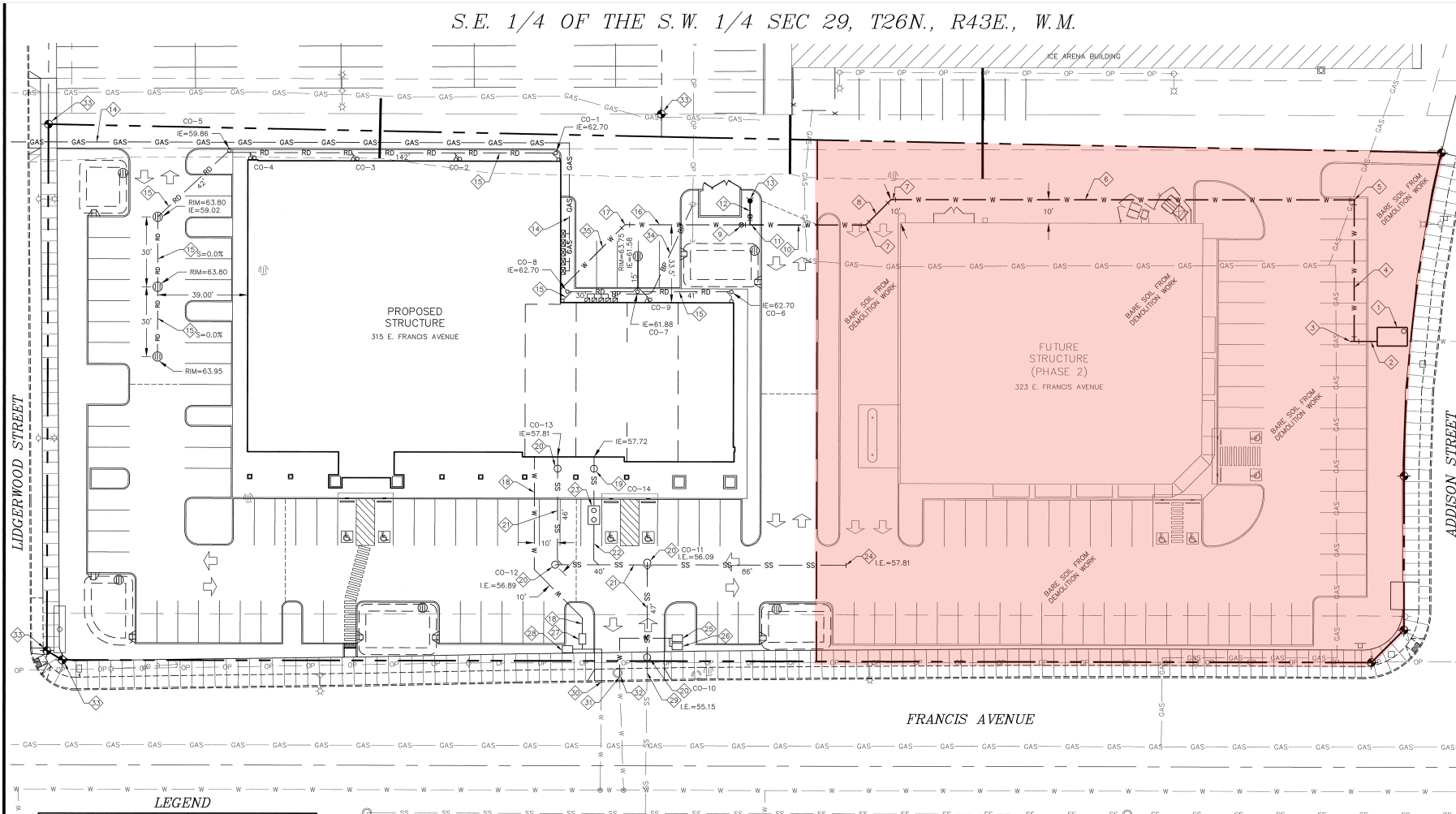
Addison Street











**LEGEND**

BP	BURIED POWER	□	FIRE HYDRANT
OP	OVERHEAD POWER	W	WATER VALVE
W	WATER	+	LIGHT POLE
GAS	GAS	○	POWER POLE
SS	SANITARY SEWER	+	QTY WIRE
2064	INDEX CONTOUR	+	SDN
—	CONTOUR	○	DRYWELL
X	FENCE LINE	○	SEWER MANHOLE

**SEWER NOTES**

1. UTILITY SEPARATIONS, INCLUDING WATER AND SEWER OR STORM CROSSINGS, SHALL BE IN ACCORDANCE WITH COS STANDARD PLANS W-110, W-111, AND W-112 OR W-113.
2. PIPE BEDDING SHALL BE IN ACCORDANCE WITH STANDARD PLAN B19C-E.
3. ALL SEWER WORK MUST BE DONE UNDER THE SUPERVISION AND INSPECTION OF THE WASTEWATER MAINTENANCE DIVISION. THE CONTRACTOR MUST CONTACT WASTEWATER MANAGEMENT MAINTENANCE DIVISION OFFICE IN ORDER TO ARRANGE A MUTUALLY AGREEABLE INSPECTION SCHEDULE. ALL FACILITIES MUST BE UNCOVERED AT THE TIME OF INSPECTION.
4. ALL SIDE SEWER CONNECTIONS SHALL BE INSTALLED PER COS STANDARD PLAN Z-116.

NOTE: UTILITY LOCATIONS ARE FROM UTILITY OWNERS RECORDS AND FIELD LOCATING. THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL LOCATION OF ALL UTILITIES IN THE FIELD.

**DAVID RANDALL  
CIVIL ENGINEER**  
621 W. CAMERON ROAD  
SPokane, WA 99201  
PH/FAX: (509) 245-3402  
CELL: (509) 951-7411

CALL BEFORE YOU DIG  
1-800-424-5555  
ONE CALL NUMBER  
48 HR. NOTICE REQUIRED

**SITE UTILITY PLAN**

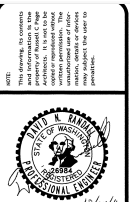
SCALE: 1" = 20'

**STATE PLAN COORD'S OF C.O.'S**

ID	EASTING	NORTHING
CO-1	2484088.92	2798225.31
CO-2	2484047.63	2798222.87
CO-3	2484003.30	2798223.02
CO-4	2483958.97	2798223.40
CO-5	2483948.16	2798226.51
CO-6	2484164.75	2797655.96
CO-7	2484121.09	2797660.02
CO-8	2484093.99	2797655.05
CO-9	2484129.71	2797622.59
CO-10	2484128.51	2796608.92
CO-11	2484128.55	2796449.61
CO-12	2484088.83	2796448.65
CO-13	2484088.87	2796689.96
CO-14	2484105.59	2796689.94

**KEYED CONSTRUCTION NOTES**

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. INSTALL AN 8" DOUBLE DETECTOR CHECK VALVE WITHIN A CONCRETE VAULT. CONNECT TO AN EXISTING 8" DI PIPE STUB.</li> <li>2. SEE DETAIL ON SHEET C4-0.</li> <li>3. INSTALL 12 LF OF 8" DI WATER MAIN.</li> <li>4. INSTALL 60 LF OF 8" DI WATER MAIN.</li> <li>5. INSTALL 8" MU 90° ELL.</li> <li>6. INSTALL 200 LF OF 8" DI WATER MAIN.</li> <li>7. INSTALL 8" MU 45° ELL.</li> <li>8. INSTALL 15 LF OF 8" DI WATER MAIN.</li> <li>9. INSTALL 6" NRS GATE VALVE WITH VALVE BOX (M&amp;M).</li> <li>10. INSTALL 50 LF OF 8" DI WATER MAIN.</li> <li>11. INSTALL 8"x6"x6" TEE.</li> <li>12. INSTALL 10 LF OF 6" DI WATER MAIN.</li> <li>13. INSTALL FIRE HYDRANT ASSEMBLY PER STD. PLAN Y-101.</li> <li>14. NEW GAS MAIN INSTALLED BY AVISTA.</li> <li>15. INSTALL 8" SDR-35 PVC ROOF DRAIN PIPING FROM DOWNSPOUTS TO DRYWELL, WITH CLEANOUTS AT ALL BENDS. MIN. SLOPE IS 2%.</li> <li>16. INSTALL 54 LF OF 6" DI WATER MAIN.</li> <li>17. INSTALL 6" MU 45° ELL.</li> </ol> | <ol style="list-style-type: none"> <li>18. INSTALL 1-1/2" WATER PIPING TO BUILDING.</li> <li>19. INSTALL 6" SEWER CLEANOUT PER STD. PLAN Z-114.</li> <li>20. INSTALL 6" SEWER CLEANOUT PER STD. PLAN Z-114.</li> <li>21. INSTALL 6" SDR-35 PVC SEWER PIPING.</li> <li>22. INSTALL 6" SDR-35 PVC SEWER PIPING.</li> <li>23. INSTALL 1,000 GAL. TRAFFIC RATED GREASE TRAP WITH TRAFFIC RATED ACCESS RISERS AND MANHOLE LIDS TO GRADE.</li> <li>24. INSTALL 6" PVC CAP FOR FUTURE SEWER SERVICE.</li> <li>25. INSTALL 1-1/2" WATER METER FOR FUTURE USE.</li> <li>26. INSTALL 1" IRRIGATION METER AND BACK FLOW PREVENTER FOR FUTURE USE.</li> <li>27. INSTALL 1-1/2" WATER METER.</li> <li>28. INSTALL 1" IRRIGATION METER AND BACK FLOW PREVENTER.</li> <li>29. CONNECT TO EXISTING 6" SANITARY SEWER SERVICE.</li> <li>30. CONNECT TO EXISTING 2" WATER SERVICE.</li> <li>31. CONNECT TO EXISTING 2" WATER SERVICE FOR FUTURE USE.</li> <li>32. REMOVE EXISTING WATER VAULT.</li> <li>33. PROTECT AND PRESERVE EXISTING SURVEY MONUMENT.</li> <li>34. INSTALL ELECTRICAL SERVICE CONDUIT.</li> <li>35. INSTALL 40 LF OF 6" DI WATER MAIN.</li> </ol> |
|--|--|



REVISIONS:	DATE	BY	REVISION
1	10/24/11	RCP	ISSUED FOR PERMITS

**RCP**  
Russell C. Page  
ARCHITECTS  
1200 N. Addison Street  
Spokane, WA 99208  
(509) 465-7474 Fax: (509) 465-9817

**PROJECT:** DOUBLE EAGLE PAWN  
88 EAST FRANCIS AVENUE  
SPokane, WA  
DRAWING: SITE UTILITY PLAN

**DATE:** 10-28-11  
**PLOT SCALE:** 1"=1'  
**DRAWN BY:** DMR  
**JOB NO.:** 11-119  
**SHEET NO.:**

**C3.0**



# DOUBLE EAGLE FINAL SHORT PLAT #Z22-218FSP

A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 29, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN,  
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

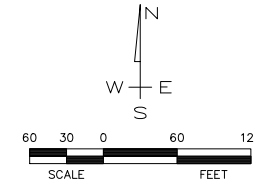
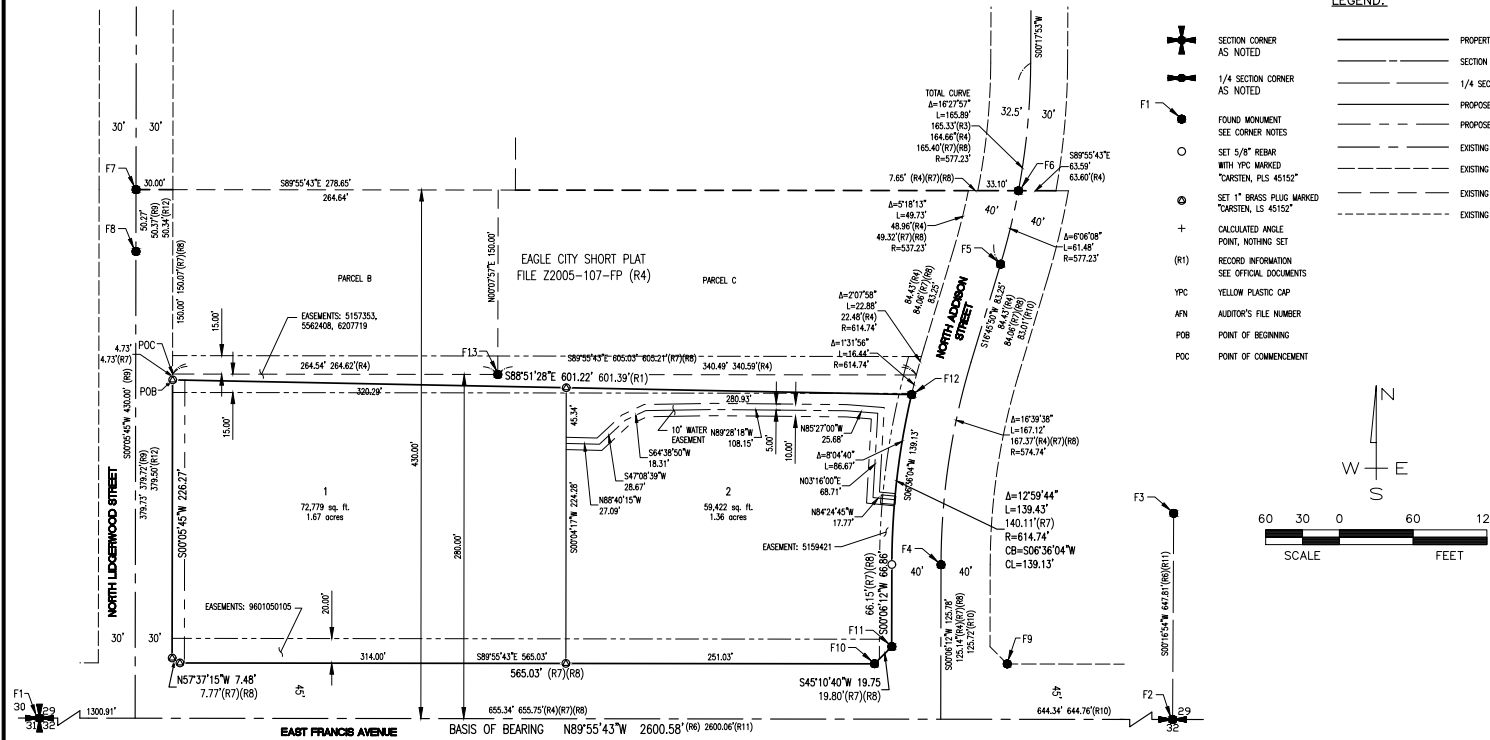
## AUDITOR'S CERTIFICATE:

Filed for record this \_\_\_\_\_ Day of \_\_\_\_\_, 2022, at  
\_\_\_\_\_ M. in Book \_\_\_\_\_ of \_\_\_\_\_ at  
Page \_\_\_\_\_ Auditor's File Number \_\_\_\_\_ at the  
request of \_\_\_\_\_

Spokane County Auditor

## LEGEND:

- SECTION CORNER  
AS NOTED
- 1/4 SECTION CORNER  
AS NOTED
- FOUND MONUMENT  
SEE CORNER NOTES
- 



## BASIS OF BEARING:

THE BEARING OF NORTH 89°55'43\"/>

## ACCURACY STATEMENT (WAC 332-130-100)

THIS SURVEY WAS PERFORMED USING A LEICA TS15P, 3-SECOND TOTAL STATION AND A LEICA GS14 PERFORMANCE SMART ANTENNA FOR A COMBINATION OF FIELD TRAVERSE AND GPS SURVEY METHODS TO MEET OR EXCEED THE REQUIRED MINIMUM STANDARDS FOR LAND BOUNDARY SURVEYS AND GEODETIC CONTROL SURVEYS PER WAC 332-130.

	By	Date	Scale: 1\"/>
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**SYNTIER**  
Engineering, Inc.

405 SE Bishop Blvd, Suite 2  
Pullman, WA 99163  
www.SynTierEng.com 509.339.6187

For:  
**DOUBLE EAGLE PROPERTIES**  
Spokane, Washington

## DOUBLE EAGLE FINAL SHORT PLAT #Z22-218FSP

PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF  
SECTION 29, TOWNSHIP 26 NORTH, RANGE 43 EAST, WILLAMETTE MERIDIAN  
CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON