

162nd Ave Multifamily



Presented By:
Knipe Realty

16510 NE 58th St, Vancouver, WA undef



LOT LINES ARE NOT A SURVEY

162nd Ave Multifamily

16510 NE 58th St, Vancouver, WA

Property Details

Location:

Presenting an extraordinary opportunity to acquire a remarkable 22-acre parcel of land with mixed-use zoning in the bustling City of Vancouver. Nestled in one of Washington's most vibrant areas, Vancouver offers a unique blend of natural beauty, cultural diversity, and a thriving business environment. This prime land parcel is perfectly positioned to cater to a variety of commercial and residential development options, making it an exceptional investment prospect.

Zoning:

This property benefits from mixed-use zoning, granting the flexibility to develop a diverse range of residential and commercial projects. With this zoning classification, potential buyers have the freedom to envision and create an innovative mixed-use development that seamlessly blends residential, retail, and other commercial spaces. The versatile zoning designation ensures that the land is primed for a dynamic project that caters to the evolving demands of the community.

Size and Topography:

Spanning an expansive 22 acres, this substantial parcel of land provides a substantial canvas for designing and constructing a landmark mixed-use development. The size of the property allows for a comprehensive development concept that can encompass multifamily residential units, office spaces, retail establishments, dining options, and recreational facilities. The location of the site offers opportunities for architectural diversity and landscape integration. Conceptual layout done to fit up to 390 multifamily units + commercial with the property next door.

Infrastructure and Accessibility:

Located within the City of Vancouver, this land parcel benefits from excellent infrastructure and accessibility. Vancouver's well-developed transportation system, including major roads, public transit networks, and nearby highways, enhances connectivity and ease of access for residents and visitors alike. The surrounding area is rich with amenities, including shopping centers, dining options, schools, parks, and other recreational facilities, ensuring a convenient and vibrant lifestyle for future occupants.

Market and Demand:

The City of Vancouver's thriving real estate market consistently demonstrates strong demand for both residential and commercial properties. The versatility of the mixed-use zoning allows developers and investors to seize the opportunity to meet the growing needs of the evolving demographic in this

Price:	\$2,700,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	22.35 AC
No. Lots:	1
Zoning Description:	MX
APN / Parcel ID:	159115-000

dynamic city. Vancouver's diverse population, robust economy, and constant influx of new residents contribute to the stable demand for mixed-use developments that provide a harmonious blend of live, work, and play opportunities.

Investment Potential:

With its substantial size, mixed-use zoning, and prime location within the City of Vancouver, this land represents a truly exceptional investment opportunity. Whether focusing on developing multifamily residential units or commercial spaces, this diverse and expansive property offers a range of possibilities for investors to maximize returns and capitalize on the demand for mixed-use developments. The potential to create an iconic landmark that caters to the desires and needs of the community ensures the long-term profitability of this investment.

Do not miss out on this extraordinary opportunity to acquire 22 acres of mixed-use zoned land in the highly sought-after City of Vancouver. Contact us today to gather more information and explore this prime investment prospect.

Price: \$2,700,000

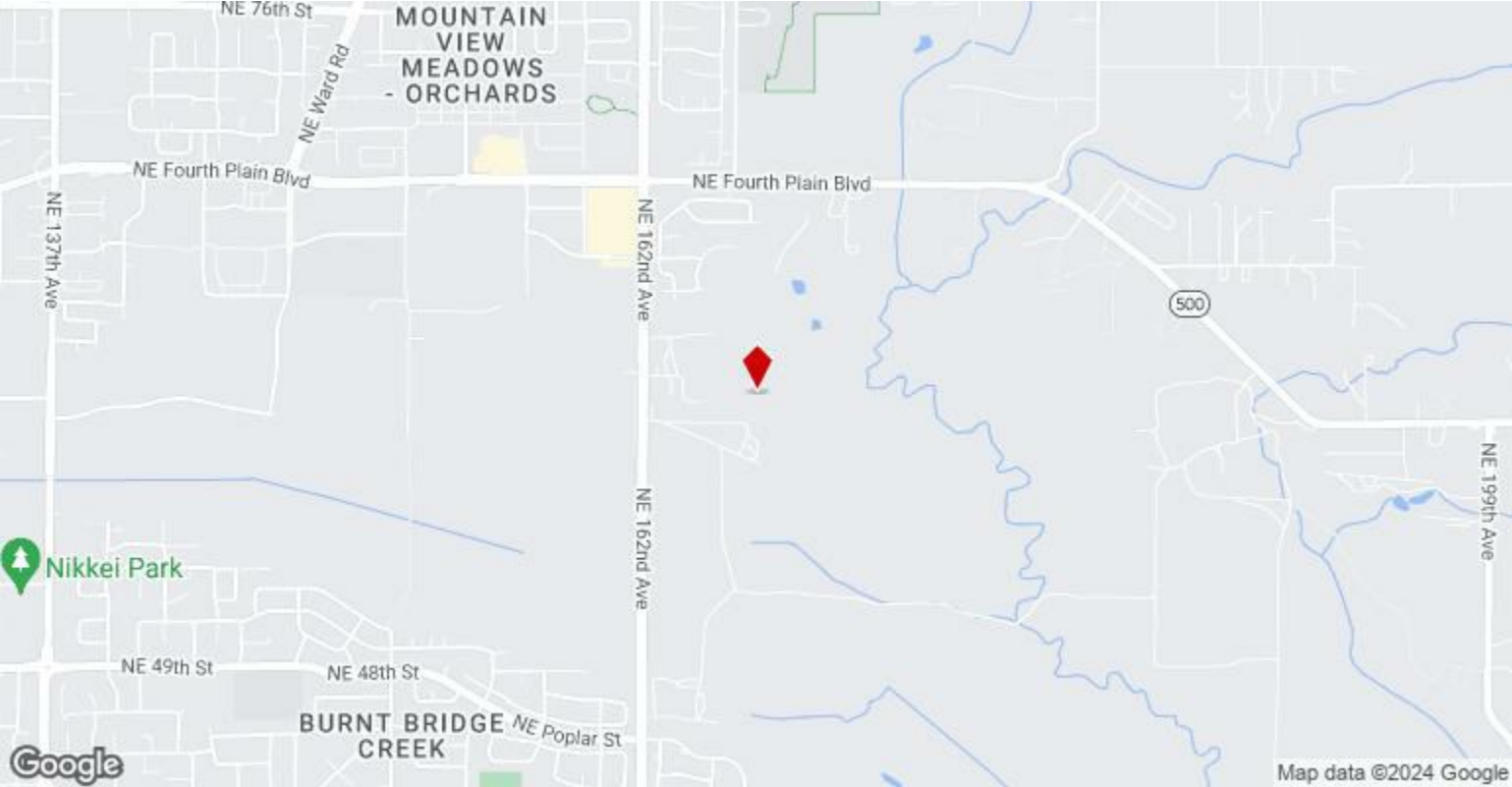
- Property in Vancouver City Limits with green belt.
- Options to build: Multi Family, Residential, Commercial, Office, Religious
- Conceptual layout done to fit up to 390 multifamily units + commercial with the property next door.

View the full listing here: <https://www.loopnet.com/Listing/NE-58th-St-Vancouver-WA/30564273/>

162nd Ave Multifamily

16510 NE 58th St, Vancouver, WA

Location



162nd Ave Multifamily

16510 NE 58th St, Vancouver, WA

Property Photos



Lot Lines 1



Lot Line

162nd Ave Multifamily

16510 NE 58th St, Vancouver, WA

Property Photos



Drone



Drone-6

162nd Ave Multifamily

16510 NE 58th St, Vancouver, WA

Property Photos



Drone-14



Drone-17

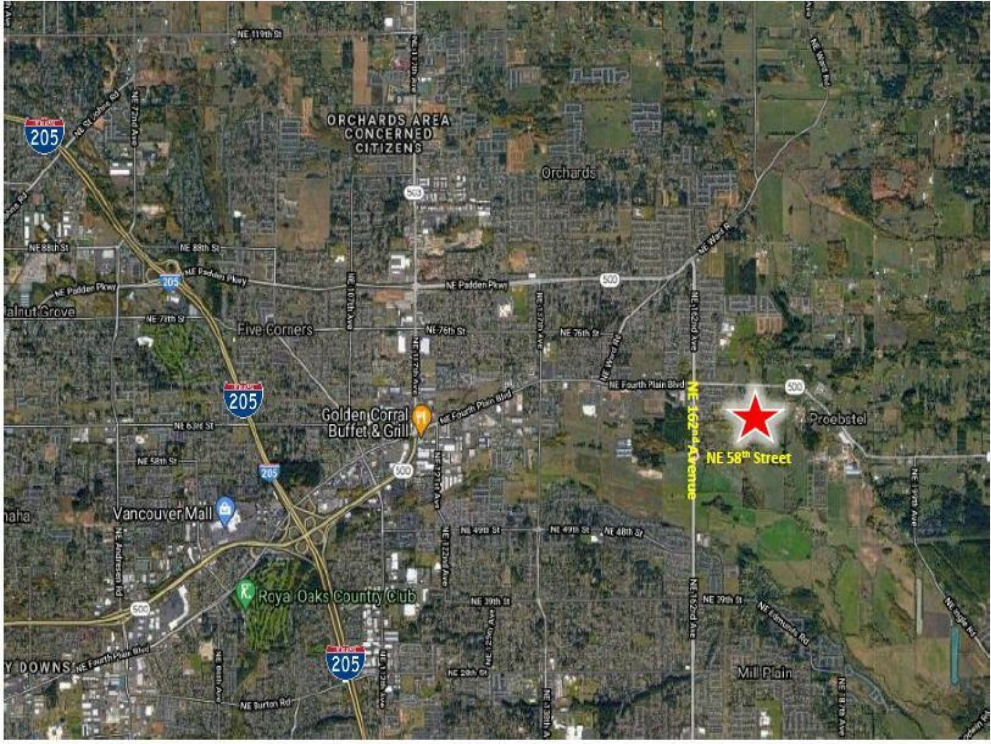
162nd Ave Multifamily

16510 NE 58th St, Vancouver, WA

Property Photos



Drone-18

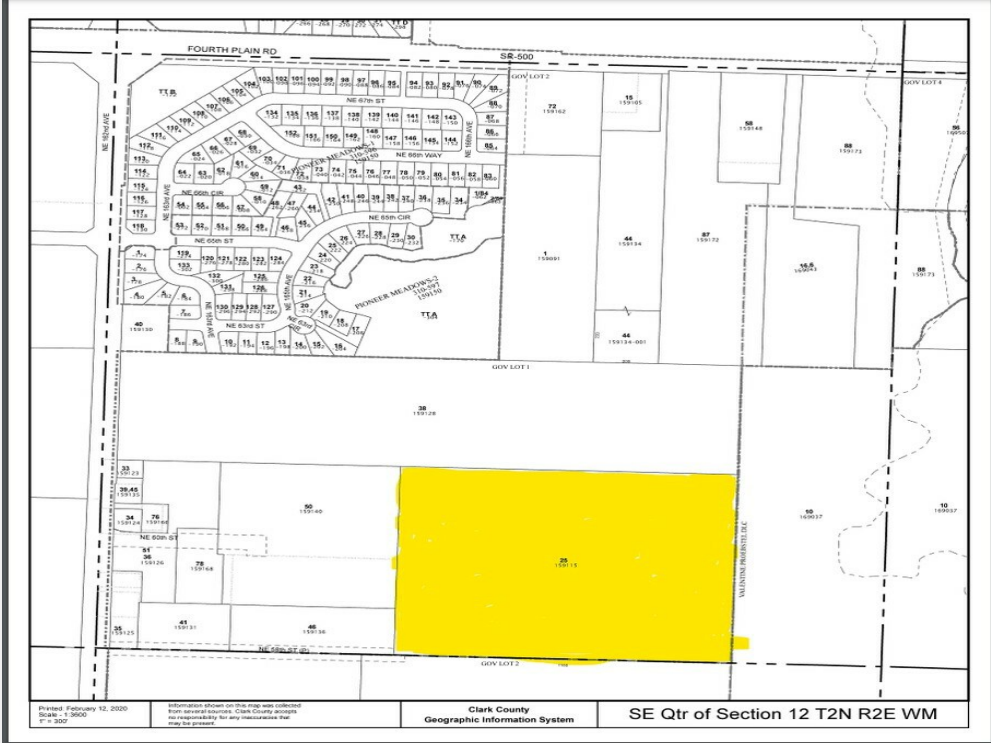


Aerial

162nd Ave Multifamily

16510 NE 58th St, Vancouver, WA

Property Photos



Plat Map

162nd Ave Multifamily

16510 NE 58th St, Vancouver, WA



Larry Krotenko

larry.krotenko@gmail.com

(360) 518-1101

Knipe Realty

217 W Evergreen Blvd
Vancouver, WA 98660

