



LOCATION: Within the city of Cheney, home to Eastern Washington University, and approximately 19 miles from City of Spokane's Central Business District and approximately 18 miles from Spokane International Airport.

SITE: ±243,742 SF (±5.59) acres; Parcel numbers 13232.0080 & 13232.0081

ZONING: C-2, General Commercial per city of Cheney

WATER & SEWER : City of Cheney service area; service mains for both water and sewer may need to be extended to service parcel 13232.0081; sewer main extension may require an onsite sewage pump.

POWER: 3 phase power is available at the NW side of the property per City of Cheney Planning

All utility information needs to be verified and development requires a pre-development meeting with the City of Cheney to approve use.

SINGLE FAMILY HOUSE: Year Built: 1976
Square Footage: 1,008 per county records

PRELIMINARY PLANS ATTACHED FOR MINI STORAGE: Plans call for 36 covered RV storage units, 12 inside RV storage units, and 204 inside storage units.

SALE PRICE: \$900,000.00

Commercial Land with Single Family House

1529 W. 1st Street
Cheney, WA 99004

**View
Location**



MARK LUCAS, SIOR
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mlucas@kiemlehagood.com

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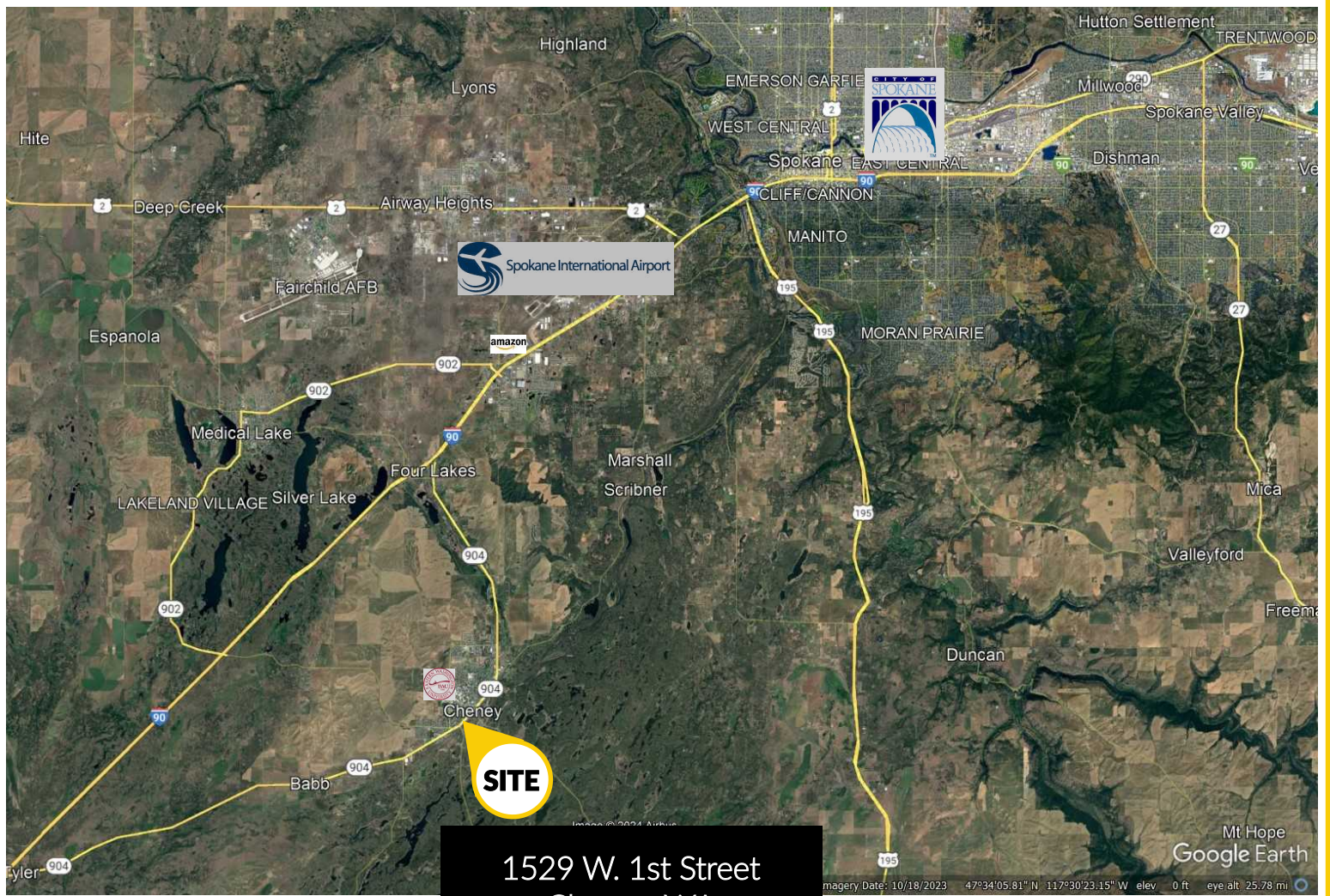
601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

**KIEMLE
HAGOOD**

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

All information herein is furnished by the owner and believed to be complete and correct. The Agent, however, cannot be responsible for changes, errors, omissions or withdrawals of this offering without notice. The above information is from sources deemed reliable but should be verified by parties that could be adversely affected by any statements or information. This is not an offering of sub-agency, with commission splits to be determined. 04/15/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\1st St. W 1529.PUB



**1529 W. 1st Street
Cheney, WA**



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Commercial Land

1529 W. 1st Street
Cheney, WA 99004



Street View

Google Imagery ©2024 Airbus, Google, Data SIO, NOAA, U.S. Navy, NGA, GEBCO, Landsat / Copernicus, Map data ©2024 Google United States Terms Privacy Send Product Feedback 50 ft



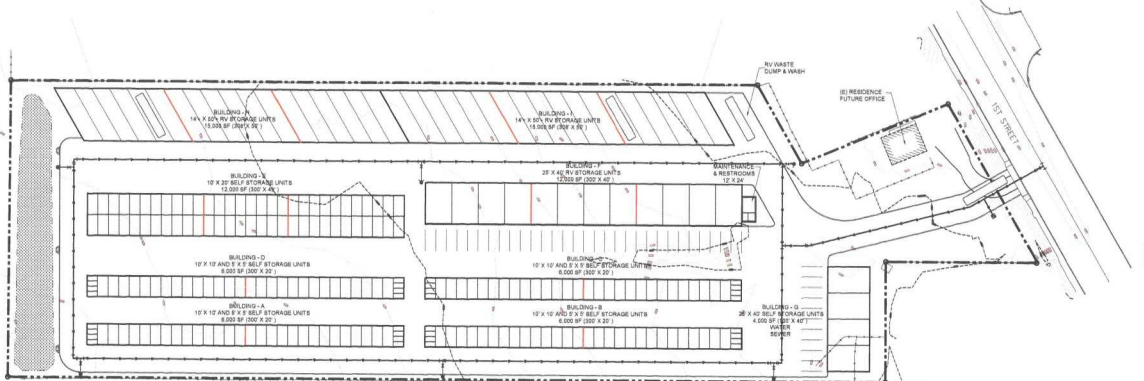
Plat Map

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Equilis Capital Partners
Cheney Self-Storage
 1515 West 1st Street, Cheney, WA 99004
ARCHITECTURAL SITE PLAN

REVISIONS:

DATE: 2/14/2023
 JOB NO: 23-0104
 DRAWN BY: BB
Revised
AS1.1



ARCHITECTURAL SITE PLAN
 SCALE: 1" = 40'

SITE PLAN

SYMBOL LEGEND:		PROJECT DIRECTORY		PROJECT DATA		SHEET INDEX:				
	BUILDING SECTION		WALL TAG	PROJECT ADDRESS:	1515 WEST 1ST STREET CHENEY, WA 99004	TITLE SHEETS:				
	WALL SECTION		INTERIOR ELEVATION TAG	CODE:	2019 I.B.C. / 1918 WASHINGTON STATE AMENDMENTS, A.D.A. ACCESSIBILITY GUIDELINES, ICC/ANSI A117.1-2009	G1.1 GENERAL INFORMATION				
	DETAIL SECTION		ROOM NAME & NUMBER	ZONING:	COMMERCIAL	CIVIL:				
	DETAIL		WINDOW TAG	OCCUPANCY:	S1 OCCUPANCY	C0.0 COVER SHEET				
	KEYNOTE		DOOR NUMBER	CONSTRUCTION TYPE:	I-B	C0.1 VOICE GENERAL NOTES				
ABBREVIATIONS:		GENERAL NOTES		BUILDING GROSS AREA:	BUILDING A,B,C,D = 12,000 SF EA. BUILDING E = 12,000 SF BUILDING F = 4,000 SF BUILDING G = 30,000 SF TOTAL = 106,000 SF	C0.2 SWPPP COVER				
A ANGLE	FLASH	B.M. PREPARED METAL FRAME	1. WORK SHALL CONFORM WITH THE LATEST EDITION OF THE INTERNATIONAL BUILDING CODE AND ALL OTHER APPLICABLE CITY, STATE OF WASHINGTON, AND FEDERAL GOVERNMENT CODES AND ORDINANCES.	OCCUPANTS:	BUILDING A,B,C,D = 24 OCCUPANTS EA. BUILDING E = 24 OCCUPANTS BUILDING F = 8 OCCUPANTS BUILDING G = 80 OCCUPANTS	C0.3 SWPPP NOTES				
B BOLT	FLUSH	P.M.F. PREPARED METAL FRAME	2. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE CITY BUSINESS LICENSES.							
C CATCH BASIN	F.O.C. FINISH FLOOR CONCRETE CURB	P.F. FINISH FLOOR	3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAININGS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. WORK DONE WITHOUT THE ARCHITECT'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.							
D DOWN	F.F. FINISH FLOOR	P.T.D. PAVER TOWEL DISPENSER	4. CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS BEFORE THE START OF CONSTRUCTION AND BE RESPONSIBLE FOR THE SAME. THEY SHALL NOTIFY THE ARCHITECT OF ANY VARIATIONS FROM THE BID DOCUMENTS THAT ARE DISCOVERED.							
E ELEVATION	F.F. FINISH FLOOR	P.T.R. PAVER TOWEL RECEPTACLE	5. CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR SAFETY. CONTRACTOR SHALL PROVIDE ADEQUATE SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE, HEALTH, AND SAFETY OF THE PUBLIC AND TO PROTECT THE PROPERTY IN CONNECTION WITH THE PERFORMANCE OF THE WORK COVERED BY THE CONTRACT.							
F FACE OF BRICK	G.S.M. GALVANIZED SHEET METAL	R. RAFT	6. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH IFC AND NFPA TO LOCATED IN MARKED OR VISIBLE LOCATION. PROVIDE A MINIMUM OF ONE IN EACH RATED EXTINGUISHER NO HIGHER THAN 40' ABOVE FLOOR							
G GROUND	H.H. HOSE BIB	R.O. ROOM	7. ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED PER IFC SEC. 505.1							
H HOLLOW METAL	H.M. HOLLOW METAL	R.W.L. RAIN WATER LEADER								
I INSULATION	H.S. HOLLOW SHEET	R.W.S. RAIN WATER SCREW								
J JOINT	H.S. HOLLOW SHEET	S. SOUTH								
K KITCHEN	H.S. HOLLOW SHEET	S.C.D. SEAT COVER DISPENSER								
L LABORATORY	H.S. HOLLOW SHEET	S.C. SEAT								
M MASONRY UNIT	H.S. HOLLOW SHEET	S.E. SECTION								
N NAIL	H.S. HOLLOW SHEET	S.F. SCHEDULE								
O OFFICE	H.S. HOLLOW SHEET	S.M. SHEET METAL SCREW								
P PAPER TOWEL DISPENSER	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN DISPENSER								
Q QUARRY TILE	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
R RAFT	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
S SOUTH	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
T TIE	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
U URINAL	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
V VENT	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
W WATER CLOSET	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
X XEROX	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
Y YIELD	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								
Z ZEPHYRUS	H.S. HOLLOW SHEET	S.N.S. SANITARY NAPKIN RECEPTACLE								

PRELIMINARY
 NOT FOR
 CONSTRUCTION

Equilis Capital Partners
Cheney Self-Storage
 1515 West 1st Street, Cheney, WA 99004
GENERAL INFORMATION

REVISIONS:

DATE: 2/14/2023
 JOB NO: 23-0104
 DRAWN BY: BB
G1.1

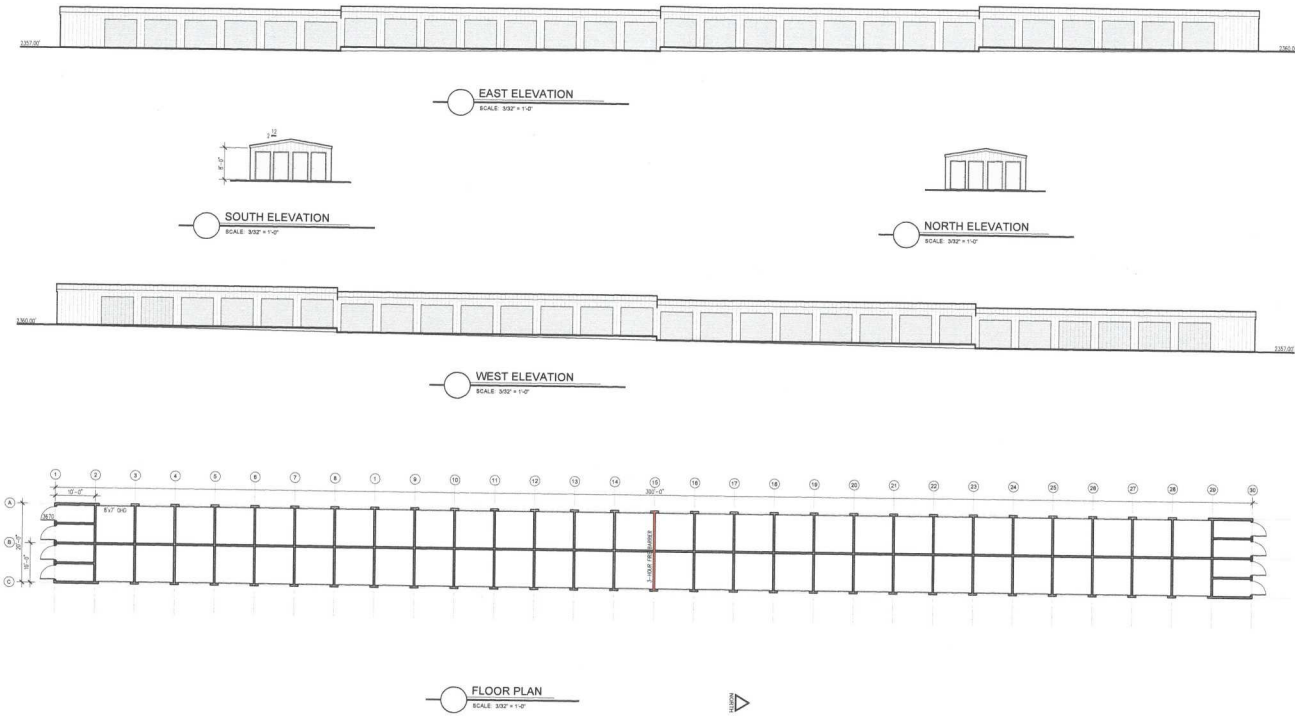
PRELIMINARY
 NOT FOR
 CONSTRUCTION

**Equilis Capital Partners
 Cheney Self-Storage**
 1515 West 1st Street, Cheney, WA 99004
BUILDINGS A, B, C & D

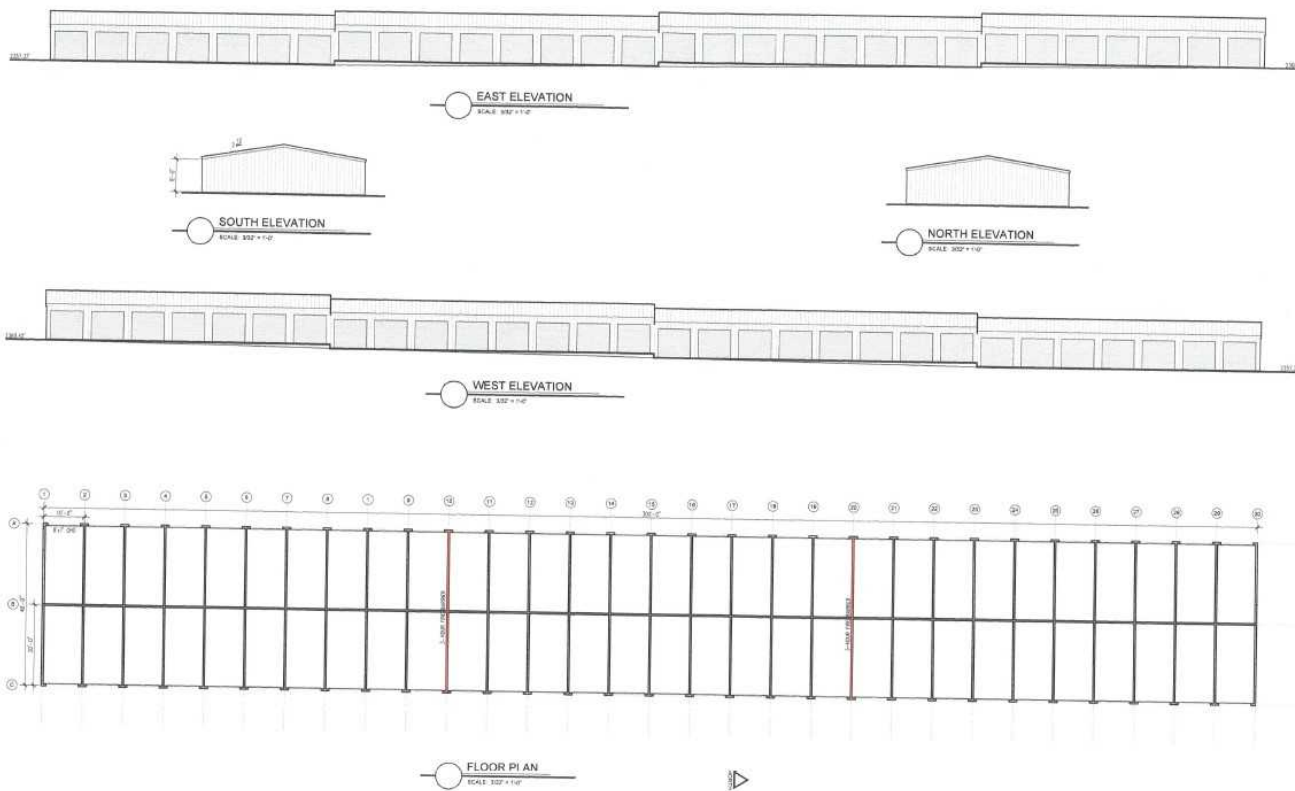
REVISIONS:

DATE: 2/14/2023
 JOB NO.: 23-0104
 DRAWN BY: BB

A1.1



BUILDINGS A, B, C & D



BUILDING E

PRELIMINARY
 NOT FOR
 CONSTRUCTION

**Equilis Capital Partners
 Cheney Self-Storage**
 1515 West 1st Street, Cheney, WA 99004
BUILDING E

REVISIONS:

DATE: 2/14/2023
 JOB NO.: 23-0104
 DRAWN BY: BB

A1.2

PRELIMINARY
NOT FOR
CONSTRUCTION

**Equilis Capital Partners
 Cheney Self-Storage
 1515 West 1st Street, Cheney, WA 99004
 BUILDING F**

REVISIONS:

DATE	2/14/2023
JOB NO.	23-0154
DRAWN BY	BB

A1.3



BUILDING F

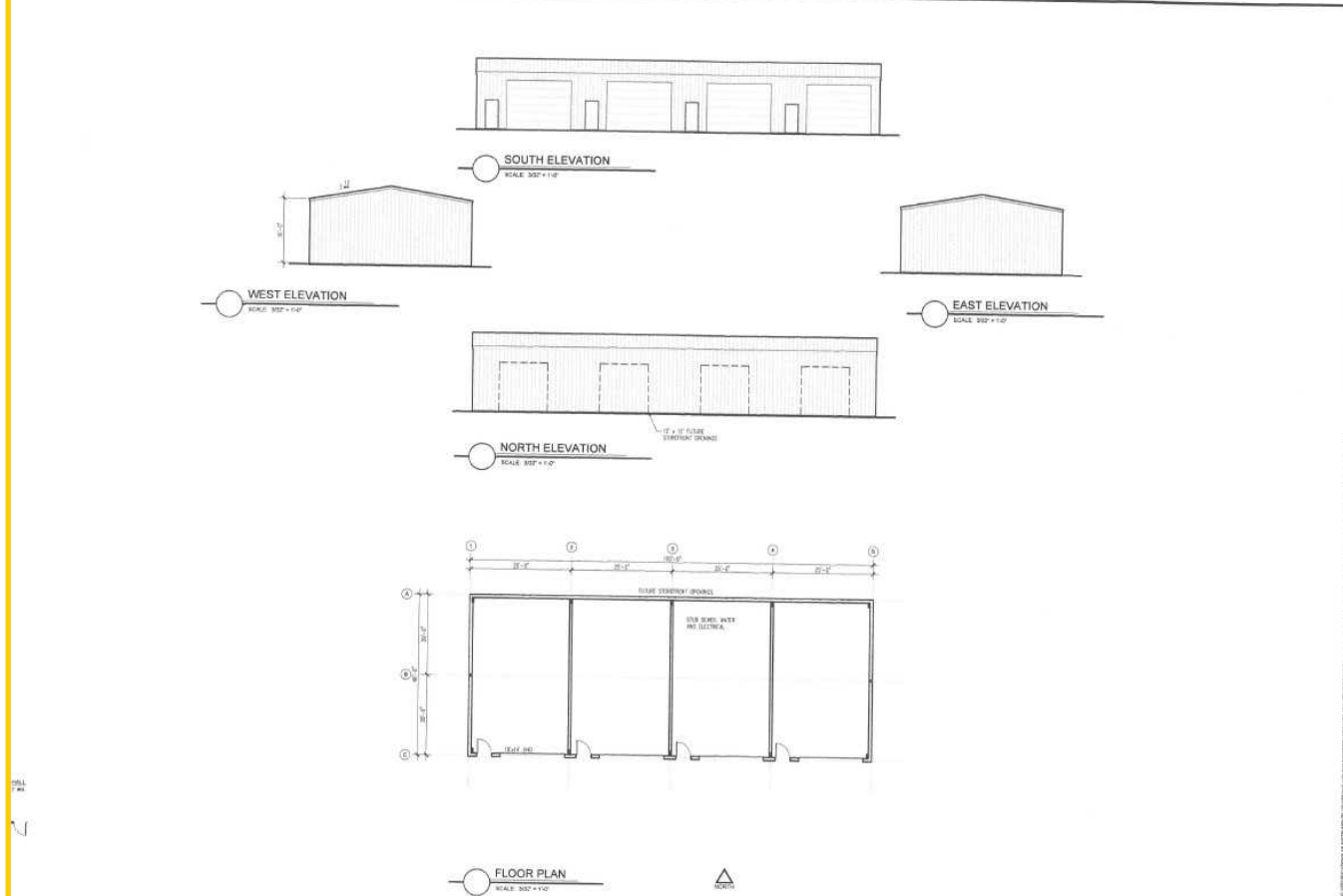
PRELIMINARY
NOT FOR
CONSTRUCTION

**Equilis Capital Partners
 Cheney Self-Storage
 1515 West 1st Street, Cheney, WA 99004
 BUILDING G**

REVISIONS:

DATE	2/14/2023
JOB NO.	23-0154
DRAWN BY	BB

A1.4



BUILDING G

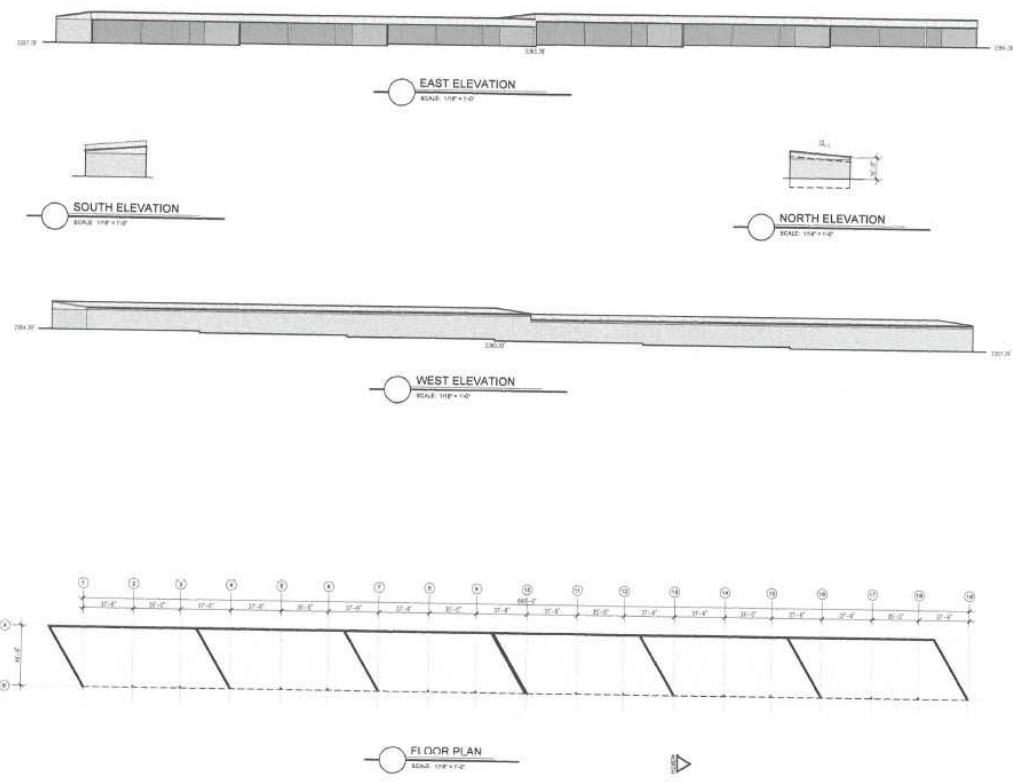
PRELIMINARY
 NOT FOR
 CONSTRUCTION

Equilis Capital Partners
Cheney Self-Storage
 1515 West 1st Street, Cheney, WA 99004
BUILDINGS H & I OVERALL

REVISIONS

DATE: 2/14/2023
 JOB NO.: 23-0104
 DRAWN BY: BB

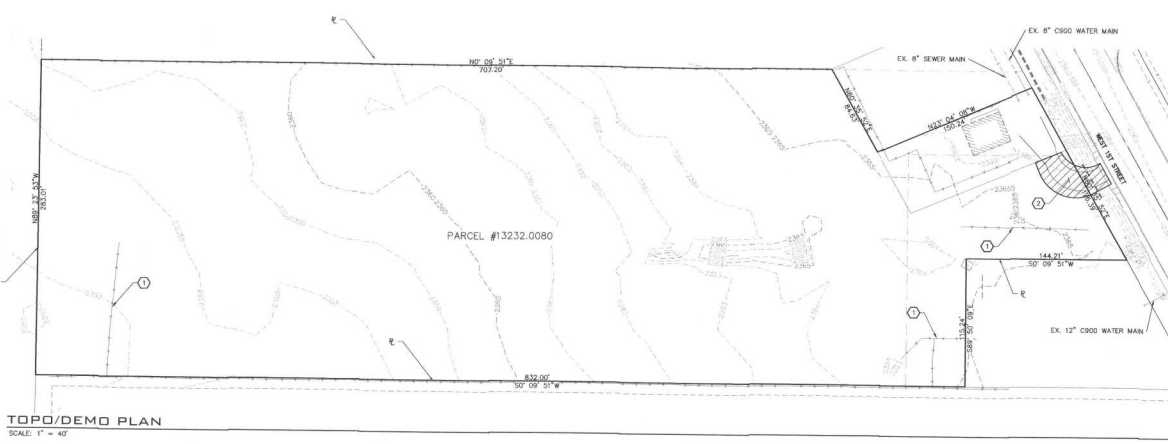
A1.6



BUILDINGS H & I

NW1/4, SEC.23, T.23N., R.41E., W.M.

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL OR VISIT WWW.811WA.COM
 800-451-7000



- LEGEND**
- FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WATER VALVE MARKER
 - WELL
 - WATER MANHOLE
 - UTILITY MANHOLE
 - UTILITY VAULT
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - GAS METER
 - GAS MANHOLE
 - GAS VALVE
 - IRRIIGATION CATCH BASIN
 - IRRIIGATION BOX
 - IRRIIGATION VALVE
 - CATCH BASIN
 - DRAINAGE MANHOLE
 - DRYWELL
 - CATCH BASIN
 - ELECTRIC METER
 - DUTY WIRE
 - POWER POLE
 - POWER MANHOLE
 - POWER VAULT
 - POWER TRANSFORMER
 - TELE POLE
 - TEL. CABLE RISER
 - TEL. BOX
 - TEL. MANHOLE
 - UTILITY MANHOLE
 - UTILITY VAULT
 - JUNCTION BOX
 - JUNCTION BOX
 - SIGN
 - STREET LIGHT ASSEMBLY
 - LIGHT POLE
 - MAIL BOX
 - ROCK
 - RIPRAP
 - SHRUB
 - TREE (CONIFER)
 - TREE (DECIDUOUS)
 - RUMBLE BARS
 - TEST WELL
 - WETLAND FLAG
 - RR CROSSING SIGNAL
 - GATE POST
 - BOLLARD

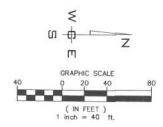
- ABBREVIATIONS**
- ACT. LEN. ACTUAL LENGTH
 - BCR BEGINNING OF CURVE RADIUS
 - BOV BOUNDARY
 - CO. SEWER CLEANOUT
 - CSFC CROUNDED SURFACE
 - CT. TOP COURSE
 - DIA. DIAMETER
 - END. END OF CURVE RADIUS
 - EST. ELEVATION
 - G. GRADE
 - FT./FT. FEET PER FOOT
 - HTG. HORIZONTAL
 - IN. INVERT ELEVATION
 - LANE LANE
 - LT. LEFT
 - MANHOLE
 - MCR MIDDLE OF CURVE RADIUS
 - PC. POINT OF CURVATURE
 - PET. PETROLEUM
 - PI. POINT OF INTERSECTION
 - PRC. POINT OF REVERSE CURVE
 - PT. POINT OF TANGENCY
 - RM. EL. RM. ELEVATION
 - RT. RIGHT
 - SI. STREET INTERSECTION
 - SS. SANITARY SEWER
 - STA. STATION
 - STA. LEN. STATION LENGTH
 - TG. TOP OF GRADE
 - TO. TOP OF CURB

DEMOLITION NOTES

- ① EXISTING FENCE TO BE REMOVED.
- ② PORTION OF EXISTING GRAVEL TO BE REMOVED.

SURVEYOR'S NOTE:
 1. UTILITIES SHOWN HEREON ARE FROM VISIBLE SURFACE EVIDENCE COLLECTED BY SURVEY. INVESTIGATION INTO RECORDS YIELD BY UTILITY PURVEYORS HAS NOT BEEN PERFORMED. LOCATES FOR UNDERGROUND UTILITIES WERE ORDERED AND ARE SHOWN ON THIS MAP.
 2. SOME ITEMS MIGHT BE MISSING ON THIS MAP AND NOT LOCATED DUE TO THE FACT THAT IT WAS AN ACTIVE PARKING LOT.

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY PERFORMED BY ME, OR UNDER MY DIRECTION, IN JUNE OF 2022 AT THE REQUEST OF EQUILIS CAPITAL PARTNERS, LLC.
 BRETT A. GRIFFITH, P.L.S.
 CERTIFICATE NO. 20123194
 06/26/23



05/27/23
PRELIMINARY

TOPO / DEMO PLAN

FOR REFERENCE ONLY

NAVD - 88
 FOUND BENCHMARK
 ELEVATION 1002.100
 BY 1007 WITH AN ELEVATION
 OF 1002.100 IN 1982

NO.	DATE	BY	REVISIONS
A	06/27/23	WCE	ORIGINAL PREPARATION

SCALE:	PROJ. #: 23-3180	CON.: STRUCTURAL
HORIZONTAL: 1" = 40'	DATE: 06/27/23	ENGINEER: WCE
VERTICAL: N/A	DRAWN: DJW	CHECKER: WCE
	REVIEWED: NOK	DATE:



CHENEY MINI-STORAGE
TOPO/DEMO PLAN
 1529 WEST 1ST STREET
 CHENEY, WA 99004

SHEET	JOB NUMBER
C1.0	22-3180