



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

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**



Metropolitan Statistical Area (MSA)

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

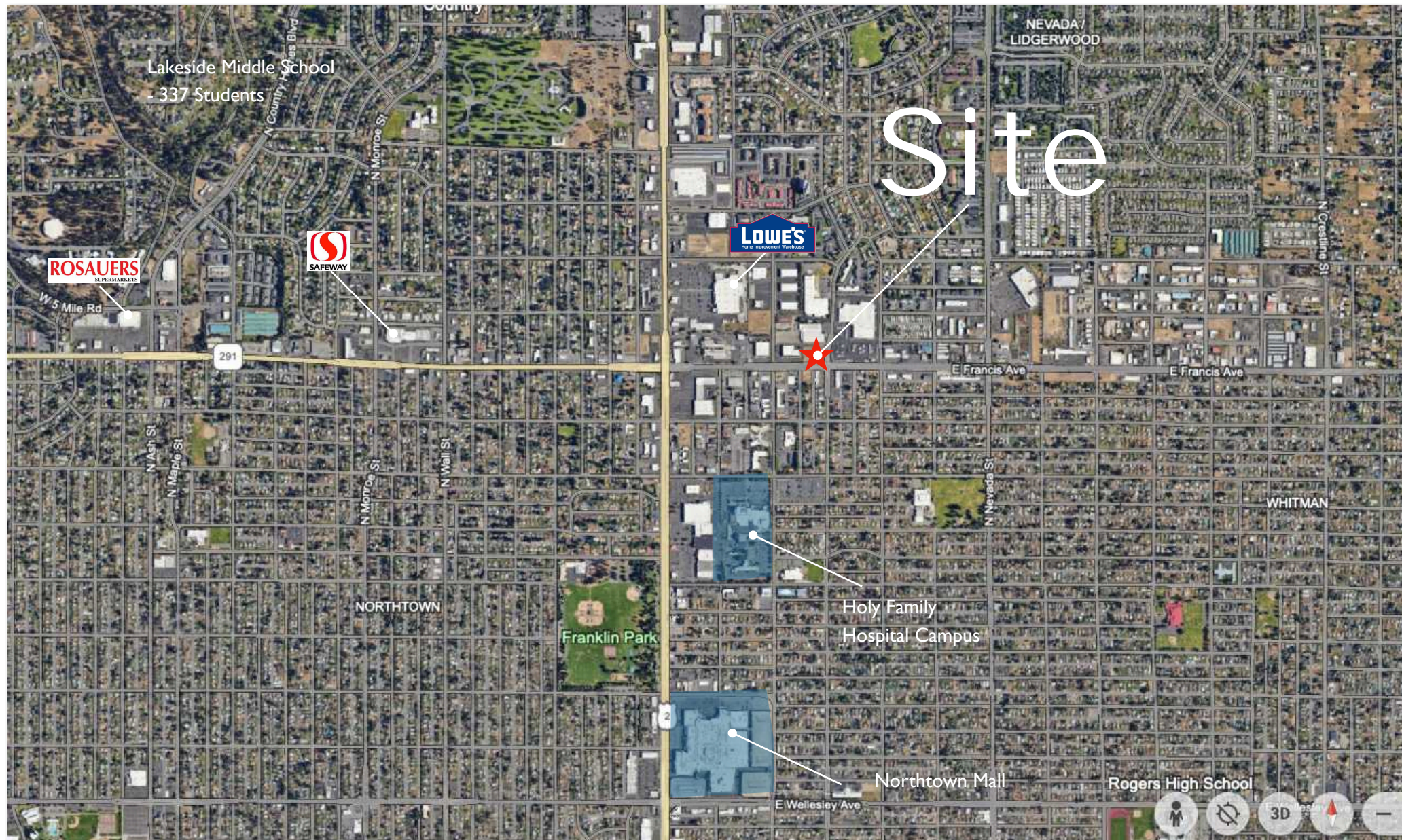
Property Information

Sale Price	\$1,399,000. - (\$23.50 SqFt)
Lease Rate	Contact Broker
Site Size	59,422 SqFt. +/- (Aerial Photo's - CLICK HERE)
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.



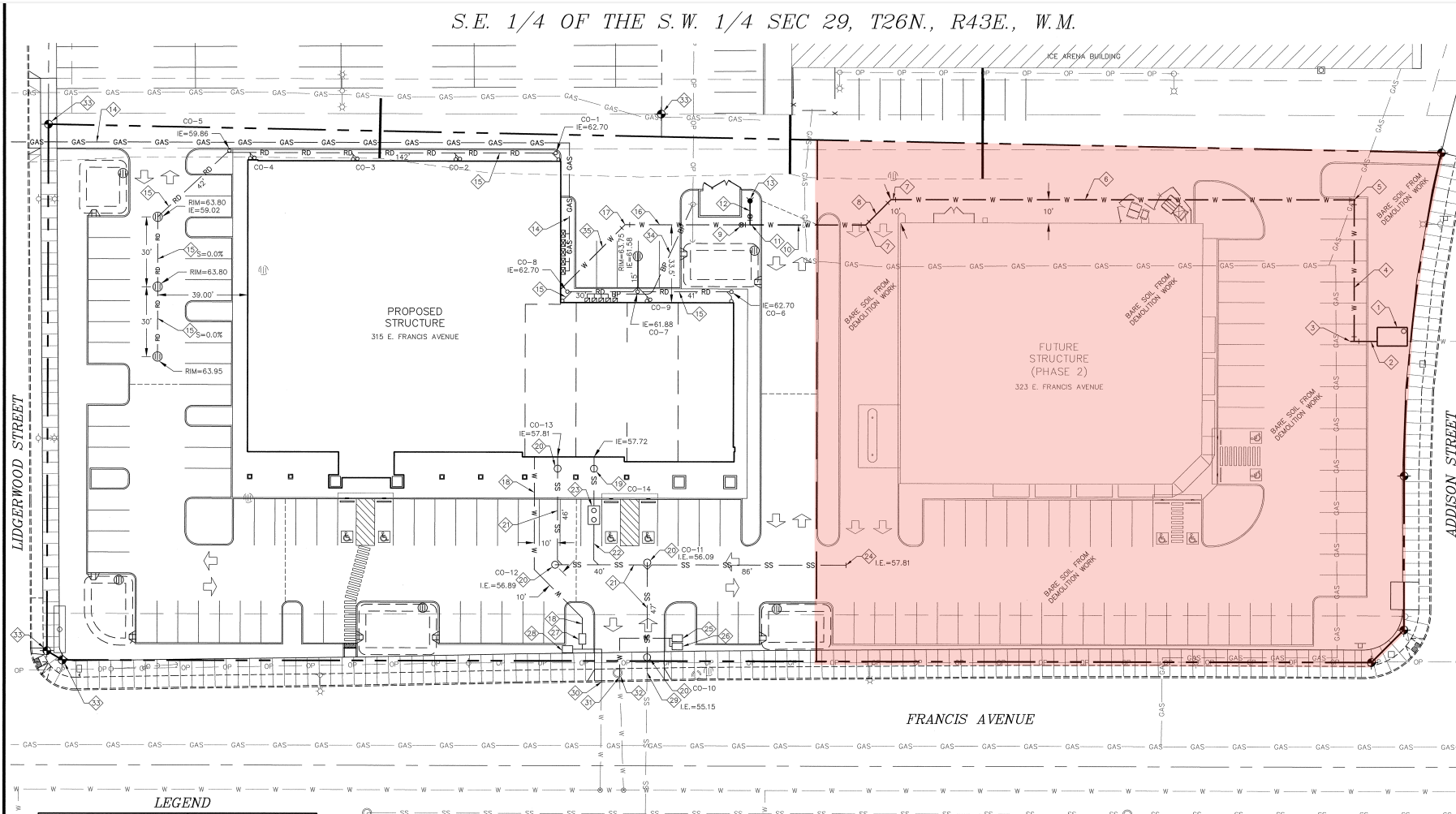
Intersection of Division St. & Francis Ave.

Cross Access
with adjacent
Property

Addison Street







LEGEND

BP	BURIED POWER	⊗	FIRE HYDRANT
OP	OVERHEAD POWER	⊕	WATER VALVE
W	WATER	⊙	LIGHT POLE
GAS	GAS	⊙	POWER POLE
SS	SANITARY SEWER	⊙	QUI WIRE
---	INDEX CONTOUR	+	SPIN
-2064-	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) 951-7431

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	2797662.02
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	2796689.86
CO-14	2484105.59	2796689.94

KEYED CONSTRUCTION NOTES

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

DATE: 10/24/11

BY: [Signature]

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/24/11	ISSUED FOR PERMITS
2	10/24/11	ISSUED FOR PERMITS
3	10/24/11	ISSUED FOR PERMITS
4	10/24/11	ISSUED FOR PERMITS
5	10/24/11	ISSUED FOR PERMITS

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.: 11-113

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

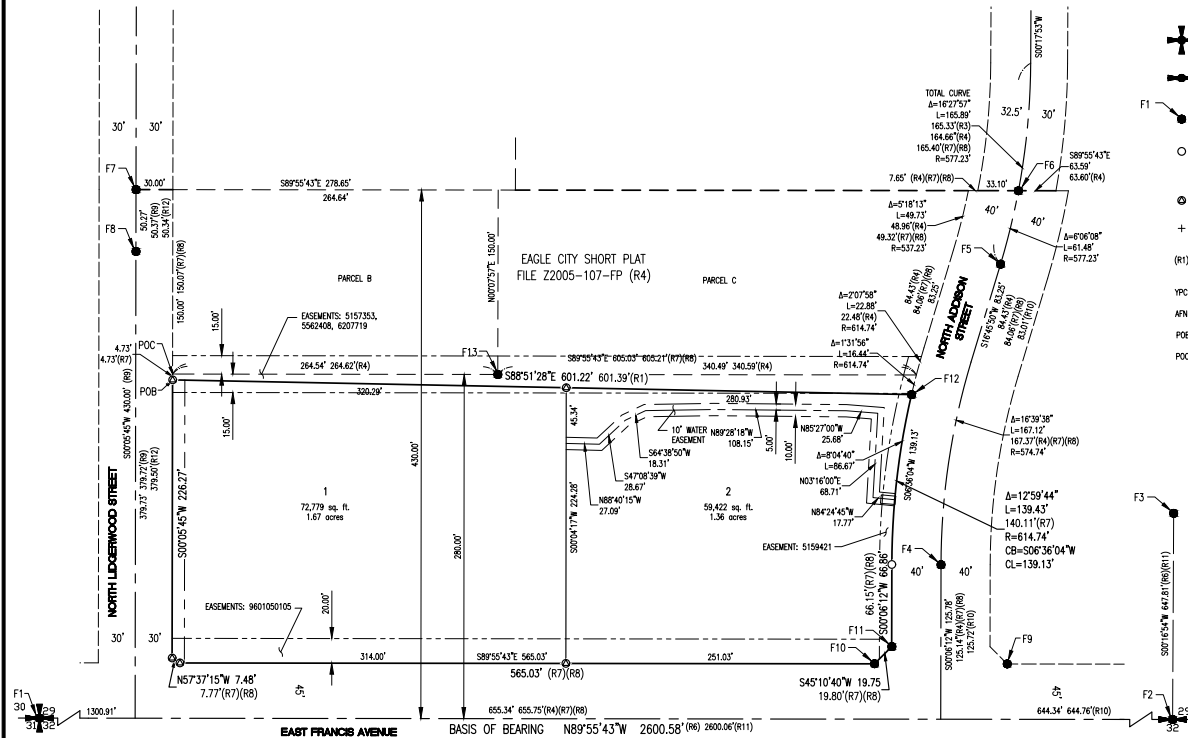
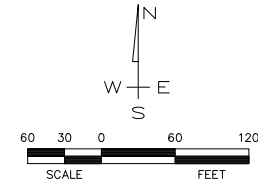
AUDITOR'S CERTIFICATE:

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 TS15R, 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