



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~~ **\$700,000.00**

Commercial Land with Single Family House
1529 W. 1st Street
Cheney, WA 99004

View Location 

MARK LUCAS, SIOR
509.755.7524
mlucas@kiemlehagood.com

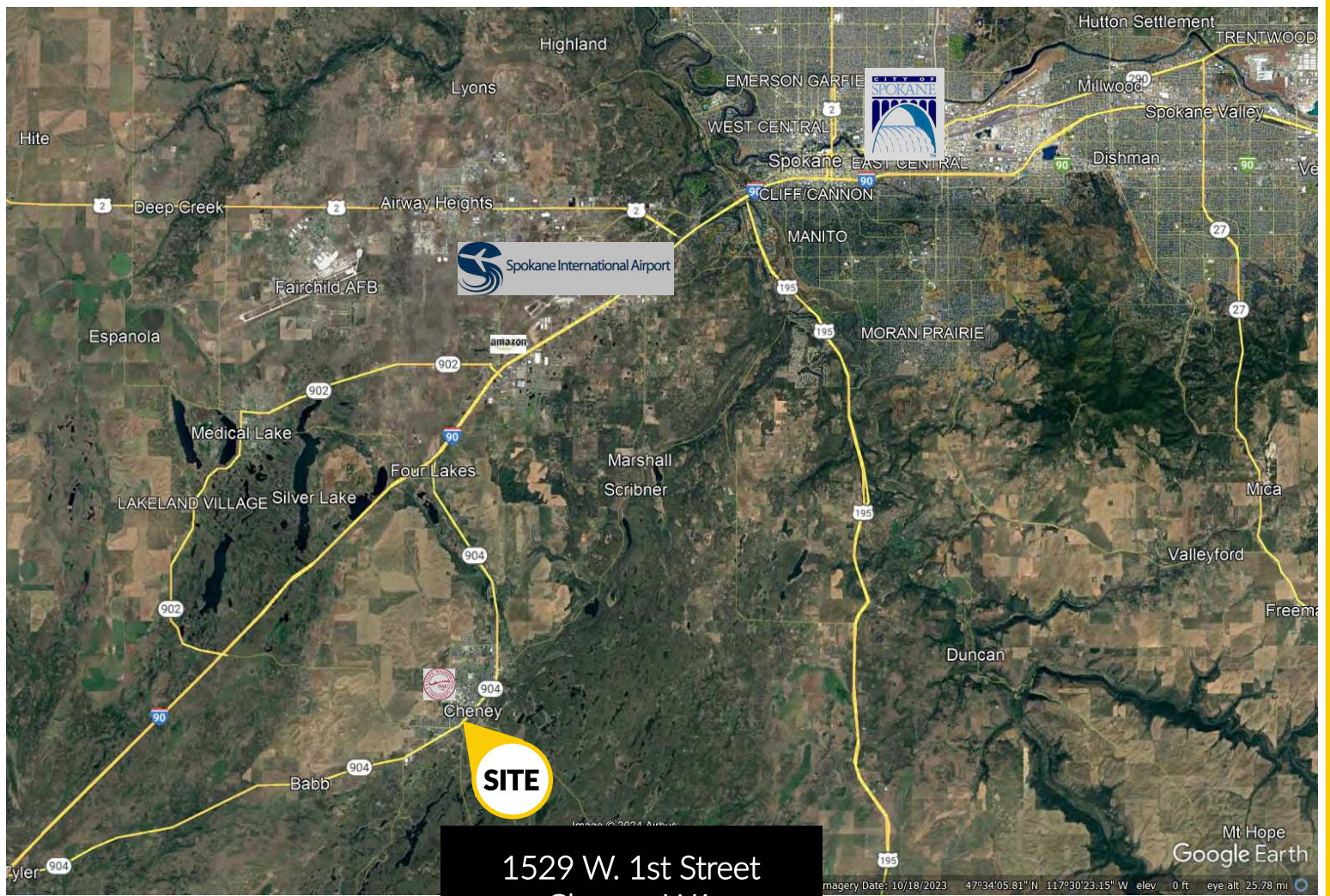
TRACY LUCAS
509.755.7558
tracyl@kiemlehagood.com

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. 01/07/26/tp J:\BROKERS\LUCAS DOCS\FLYERS\1st St. W 1529.PUB



SITE
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 Cheney, WA



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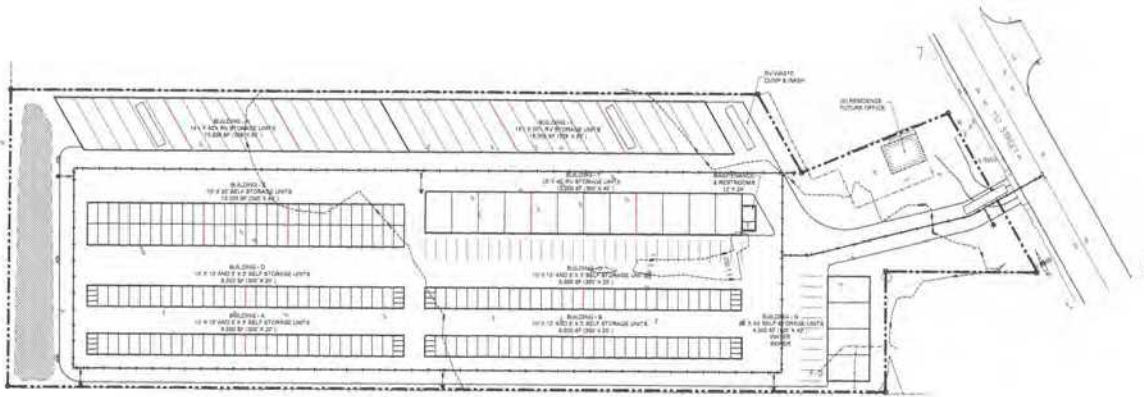
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PRELIMINARY
 NOT FOR
 CONSTRUCTION

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



ARCHITECTURAL SITE PLAN
 SHEET G1.1

REVISIONS

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

SITE PLAN

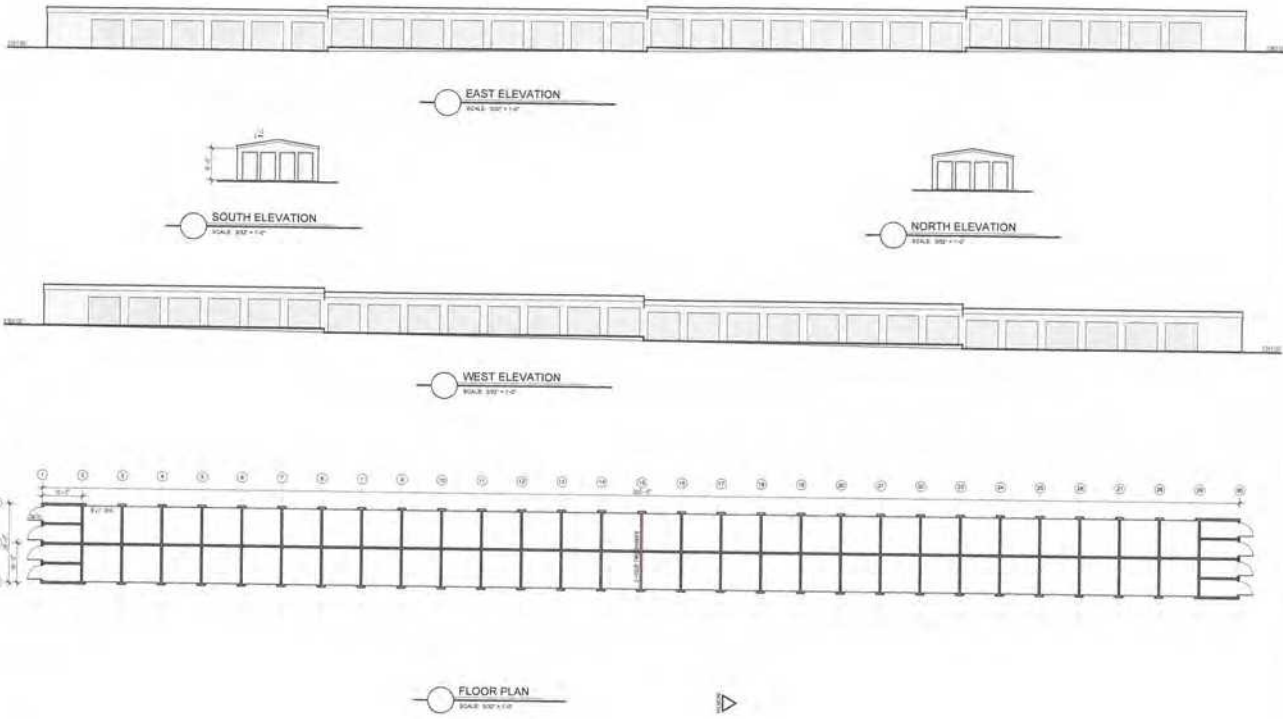
SYMBOL LEGEND:	PROJECT DIRECTORY	PROJECT DATA	SHEET INDEX:																																																																																																																																																																																																																																																																																																																																																																																																															
<p>SYMBOL LEGEND:</p> <ul style="list-style-type: none"> BUILDING SECTION WALL SECTION DETAIL SECTION DETAIL KEYNOTE WALL TAG INTERIOR ELEVATION TAG ROOM NAME & NUMBER WINDOW TAG DOOR NUMBER 	<p>OWNER: EQUILIS CAPITAL PARTNERS 1300 VALLEY MALL HWY CHENEV, WA 99004 CONTACT: NORMAN TRANSMANN PHONE: 509.666.0000</p> <p>ARCHITECT: SANDER ARCHITECTURE PO BOX 188 WYOMING, WA 99004 CONTACT: BRUCE BAKER PHONE: 509.666.7405</p>	<p>PROJECT ADDRESS: 1515 WEST 1ST STREET CHENEV, WA 99004</p> <p>CODE: 2024 I.B.C. WASHINGTON STATE AMENDMENTS A.D.A. ACCESSIBILITY GOULDING'S ACADMY A1771-2008</p> <p>ZONING: COMMERCIAL</p> <p>OCCUPANCY: B1 OCCUPANCY</p> <p>CONSTRUCTION TYPE: S4</p> <p>BUILDING GROSS AREA: BUILDING A B C D 12,000 SF EA. BUILDING E = 10,000 SF BUILDING F = 12,000 SF BUILDING G = 8,500 SF BUILDING H = 30,000 SF TOTAL = 100,000 SF</p> <p>OCCUPANTS: BUILDING A B C D = 24 OCCUPANTS EA. BUILDING E = 24 OCCUPANTS BUILDING F = 24 OCCUPANTS BUILDING G = 8 OCCUPANTS BUILDING H = 40 OCCUPANTS</p>	<p>TITLE SHEETS:</p> <p>01* GENERAL INFORMATION</p> <p>GENERAL:</p> <p>02B COVER SHEET 02A 1* GENERAL NOTES 02.1 1* TOP/DEMO PLAN 02.2 SWAMP COVER 02.3 SWAMP NOTES 02.4 SITE PLAN 02.5 HORIZONTAL CONTROL PLAN 02.6 GRADDED - SOUTH 02.7 GRADDED - NORTH 02.8 1* 2* GRADING PLAN - FIRM SEAL ONLY 02.9 STORAGE DRAINAGE PLAN 02.10 POND DETAIL 02.11 WATER COVER SHEET 02.12 WATER PLAN 02.13 WATER DETAILS</p> <p>ARCHITECTURAL:</p> <p>AS1.1 ARCHITECTURAL SITE PLAN A1.1 BUILDING A, B, C, D A1.2 BUILDING E A1.3 BUILDING F A1.4 BUILDING G A1.5 BUILDING H A1 A1.6 BUILDING H A1 OVERALL</p>																																																																																																																																																																																																																																																																																																																																																																																																															
<p>ABBREVIATIONS:</p> <table border="1"> <tr><td>1</td><td>AS</td><td>ASBESTOS</td><td>ASBESTOS</td></tr> <tr><td>2</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>3</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>4</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>5</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>6</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>7</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>8</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>9</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>10</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>11</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>12</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>13</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>14</td><td>AV</td><td>AIR VENT</td><td>AIR VENT</td></tr> <tr><td>15</td><td>AV</td><td>AIR 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VENT	97	AV	AIR VENT	AIR VENT	98	AV	AIR VENT	AIR VENT	99	AV	AIR VENT	AIR VENT	100	AV	AIR VENT	AIR VENT	<p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 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. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE CITY BUSINESS LICENSES. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION OF ANCHORS AND CONSTRUCTION CONDITIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DOCUMENTS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. WORK DONE WITHOUT THE ARCHITECT'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR. 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 BIDD DOCUMENTS THAT ARE DISCOVERED. CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR SAFETY. CONTRACTOR SHALL PROVIDE ADEQUATE SAFETY GUARDS, 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. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH IFC AND NFPA 10. LOCATED IN MARKED OR UNMARKED LOCATION, PROVIDE A MINIMUM OF ONE A 100 BATTERY EXTINGUISHER NO HIGHER THAN 40' ABOVE FLOOR. ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED PER IFC, SEC. 101.1 PROVIDE (1) RED BOX KEYS TO THE LOCAL FIRE DEPARTMENT NEW. THE KEY BOX SHALL BE INSTALLED AT A LOCATION APPROVED BY THE CITY FIRE DEPARTMENT. TOP OF KEY BOX TO BE MOUNTED NO HIGHER THAN 6 FEET ABOVE FINISHED FLOOR. 	<p>VICINITY MAP</p>
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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
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PRELIMINARY
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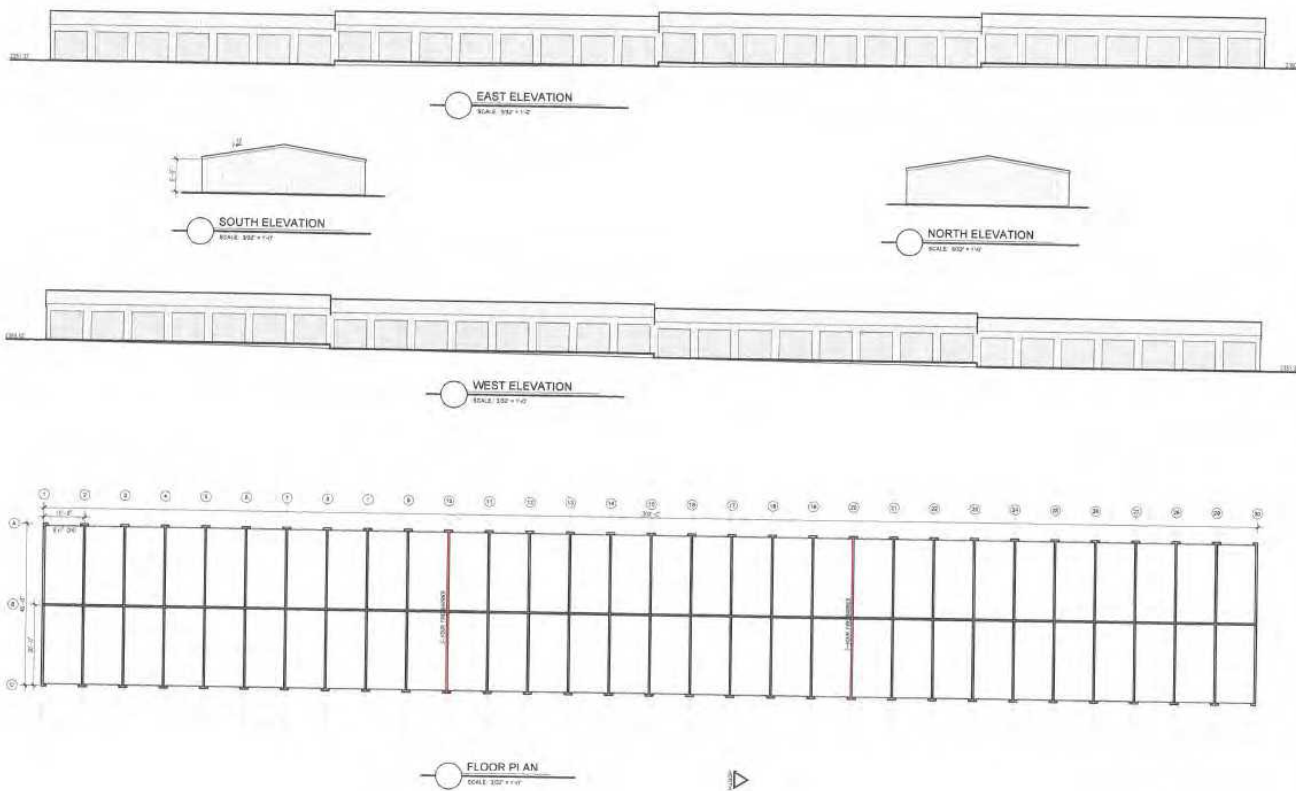
Equilis Capital Partners
Cheney Self-Storage
 1515 West 1st Street, Cheney, WA 99004
BUILDINGS A, B, C, & D

REVISIONS:

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

A1.1

BUILDINGS A, B, C & D



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

BUILDING E

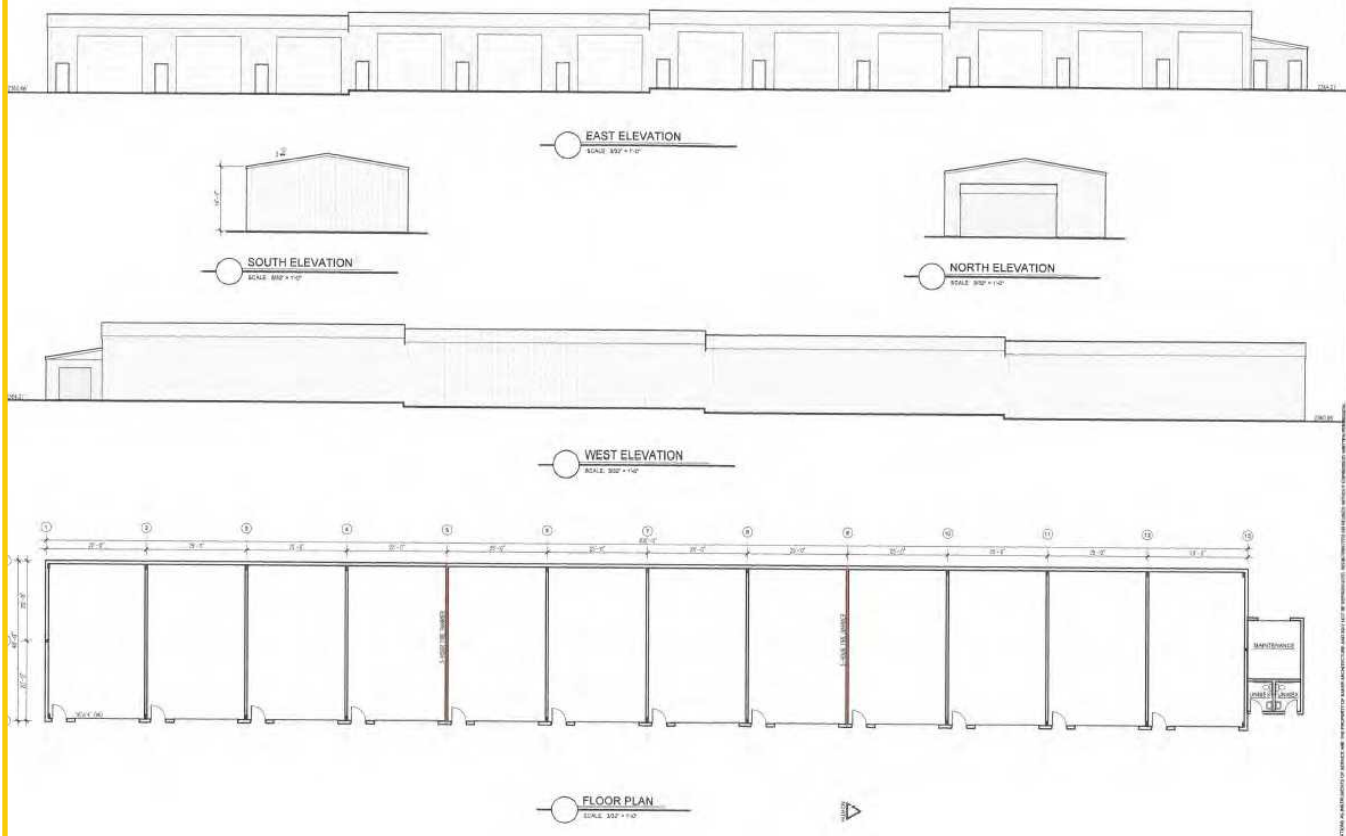
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NOT FOR
CONSTRUCTION

**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

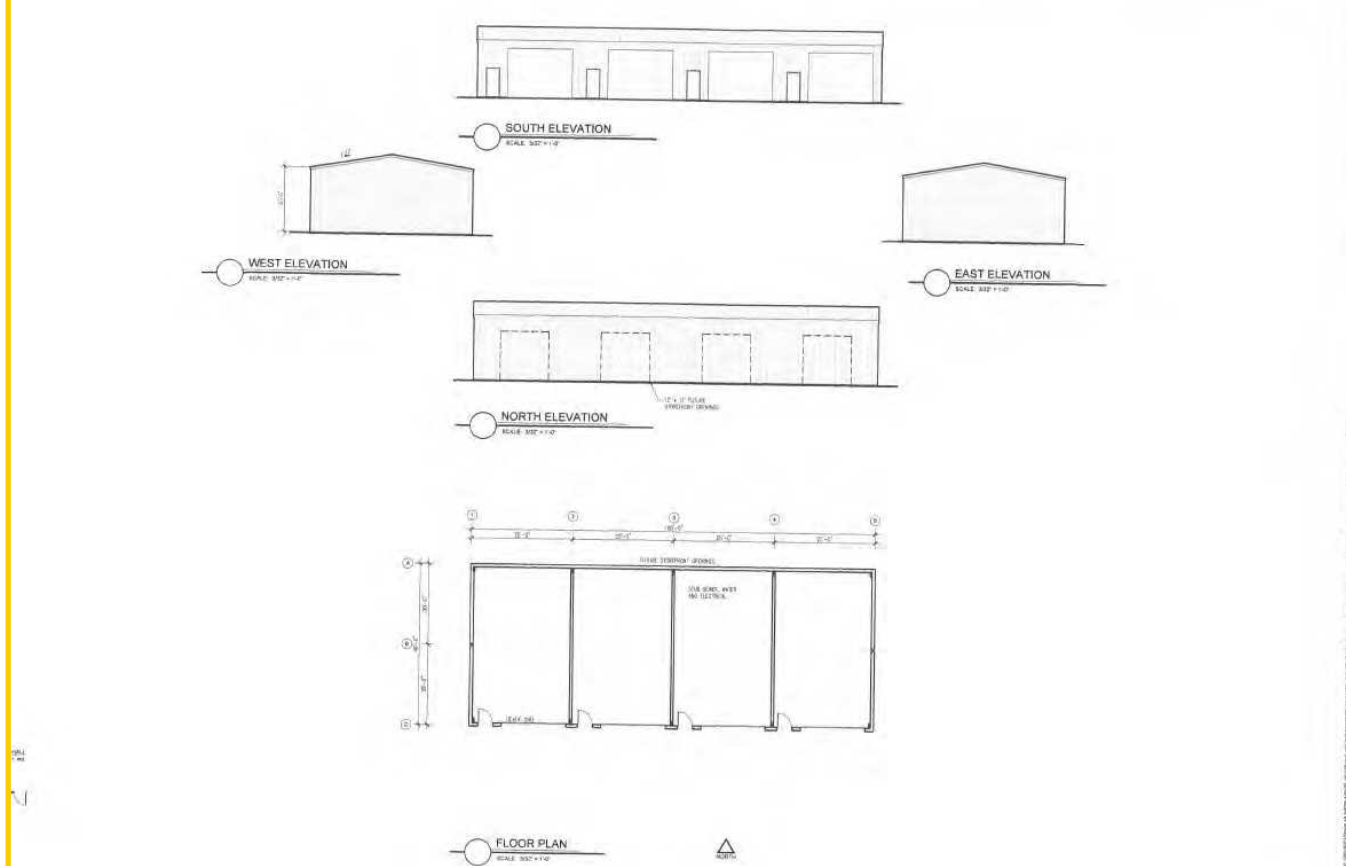
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CONSTRUCTION

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

REVISIONS:

DATE: 3/14/2023
 JOB NO.: 23-0154
 DRAWN BY: BB

A1.4



BUILDING G

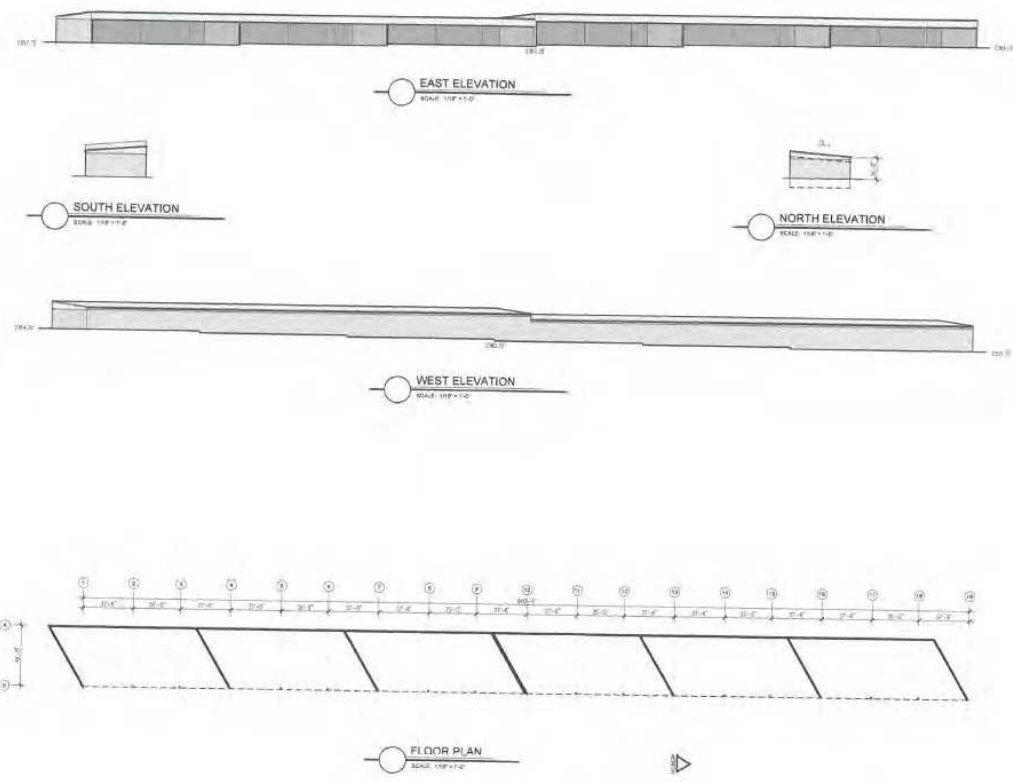
PRELIMINARY
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 CONSTRUCTION

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

REVISIONS:

DATE: 3/14/2023
 JOB NO.: 23-014
 DRAWN BY: BB

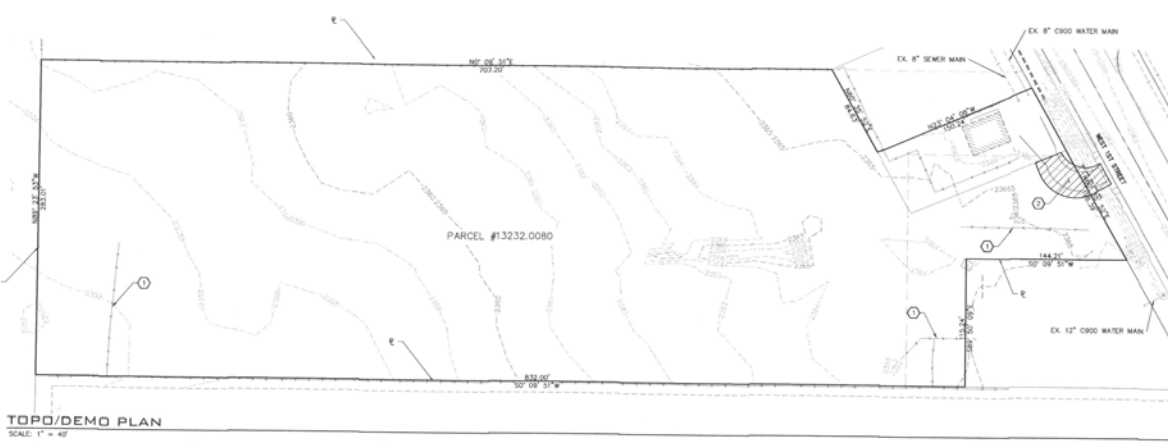
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BUILDINGS H & I

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

UNDERGROUND SERVICE ALERT
 ONE-CALL NUMBER
811
 CALL BEFORE YOU DIG



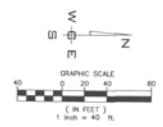
- LEGEND**
- FIRE HYDRANT
 - WATER METER
 - WATER VALVE
 - WATER VALVE MARKER
 - WELL
 - WATER MANHOLE
 - UTILITY VALVE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - JUNCTION BOX
 - JUNCTION BOX
 - SIGN
 - STREET LIGHT ASSEMBLY
 - LIGHT POLE
 - MAIL BOX
 - ROCK
 - RIPRAP
 - SHRUB
 - TREE (CONIFER)
 - TREE (DECIDUOUS)
 - RUMBLE BARS
 - TEST WELL
 - METALAND FLAG
 - RR CROSSING SIGNAL
 - GATE POST
 - BOLLARD
 - POWER TRANSFORMER

- ABBREVIATIONS**
- ACT. LEN. ACTUAL LENGTH
 - BOC BEGINNING OF CURVE
 - BOE BEGINNING OF END
 - CD. CENTERLINE
 - CS. CHANGING SURFACE
 - CT. CURVE
 - DIA. DIAMETER
 - DIS. DISTANCE
 - EOR END OF ROAD
 - ELEV. ELEVATION
 - G. GRADE
 - GR. GRADE BREAK
 - FT./FT. FEET PER FOOT
 - HTG. HEIGHT
 - I.E. INVERT ELEVATION
 - L. LANE
 - LT. LEFT
 - MANHOLE
 - MOR MIDDLE OF CURVE
 - PC. POINT OF CURVATURE
 - PET. PETROLEUM
 - PI. POINT OF INTERSECTION
 - PRC. POINT OF REVERSE CURVE
 - PT. POINT OF TANGENCY
 - RM. EL. ROAD ELEVATION
 - RT. RIGHT
 - SI. STREET INTERSECTION
 - SS. SANITARY SEWER
 - STA. STATION
 - ST. LEN. STATION LENGTH
 - TD. TOP OF DEGREE
 - 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 HELD BY UTILITY JURISDICTIONS HAS NOT BEEN PERFORMED. LOCATED 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. 20223184
 06/26/23



FOR REFERENCE ONLY

TOPO / DEMO PLAN

NAVD - 88
 FOUND BENCHMARK
 ELEVATION 1000.00
 BY 10/18/18 WITH AN ESTABLISHED
 ELEVATION OF 1000.00 MGS

NO. 1	DATE	BY	REVISIONS

SCALE:	PROJ. #: 23-0140	DATE: 06/27/23
HORIZONTAL: 1" = 40'	DRAWN: DJW	REVIEWED: RDK
VERTICAL: N/A		



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

06/27/23
SHEET C1.0
 JOB NUMBER
22-3180