



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

509.755.7524

mlucas@kiemlehagood.com

TRACY LUCAS

509.755.7558

tracyl@kiemlehagood.com

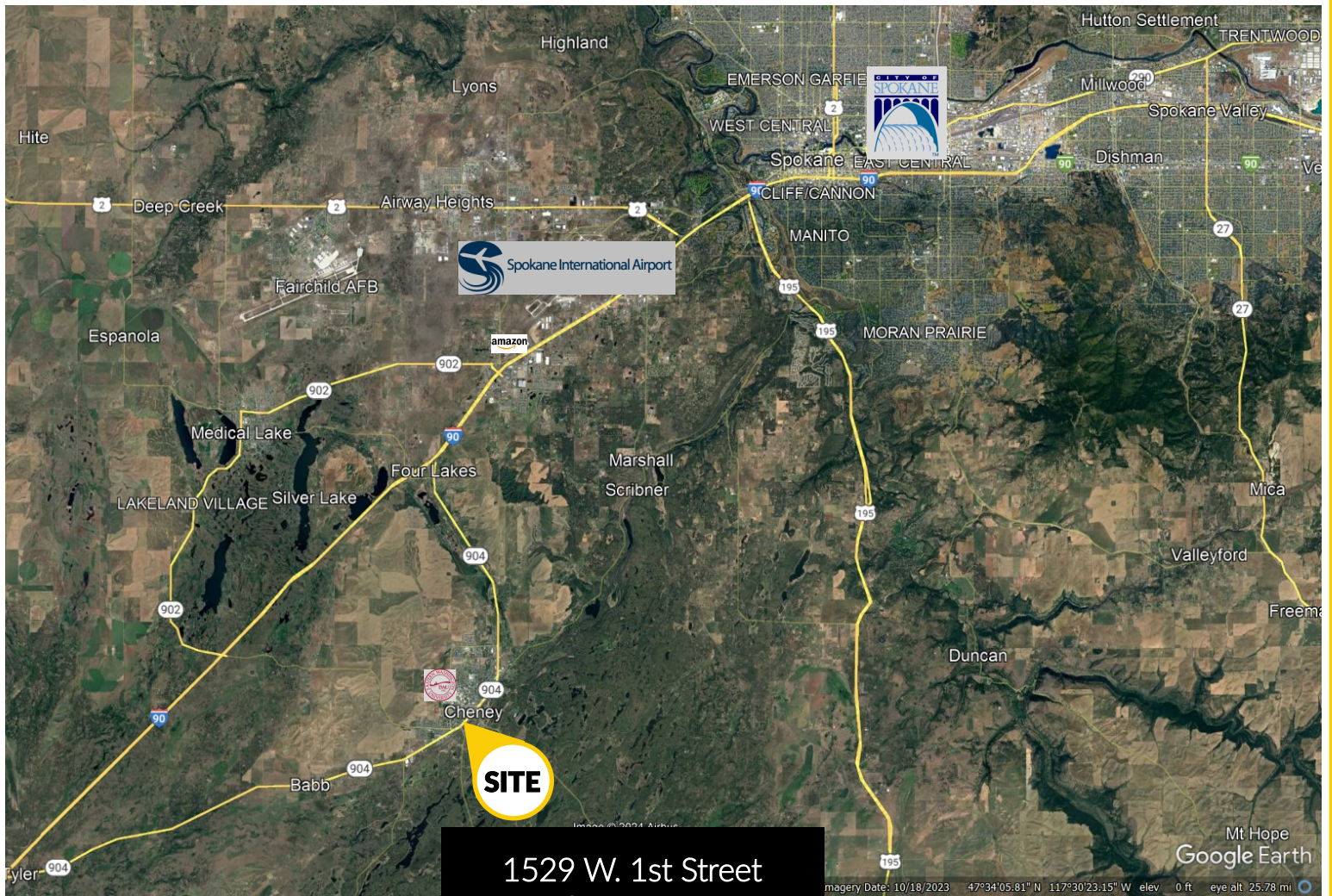
601 WEST MAIN AVENUE, SUITE 400
SPOKANE, WA 99201

**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. 04/15/24/tp J:\BROKERS\LUCAS DOCS\FLYERS\1st St. W 1529.PUB



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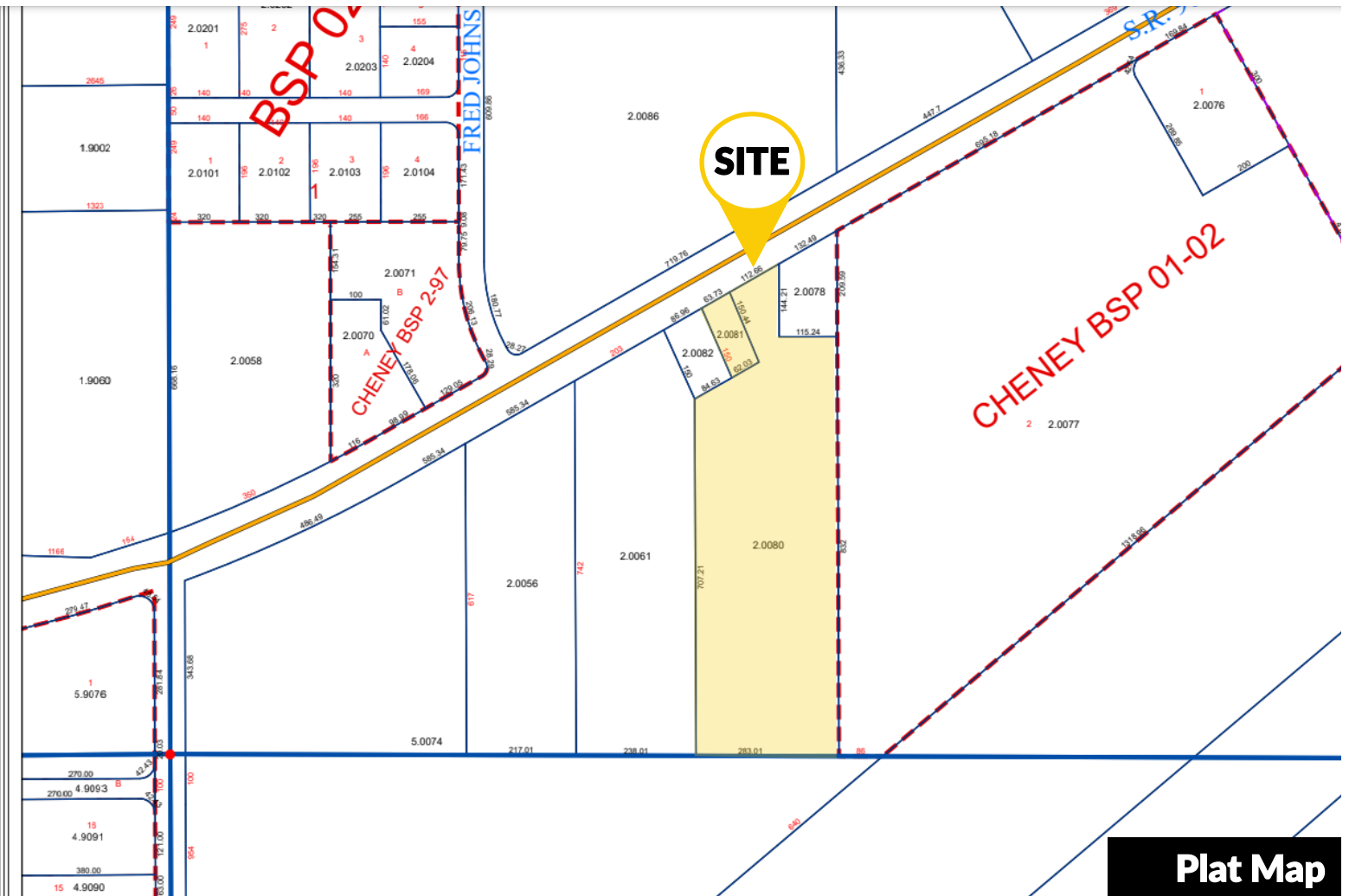
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1529 W. 1st Street
Cheney, WA 99004



Street View

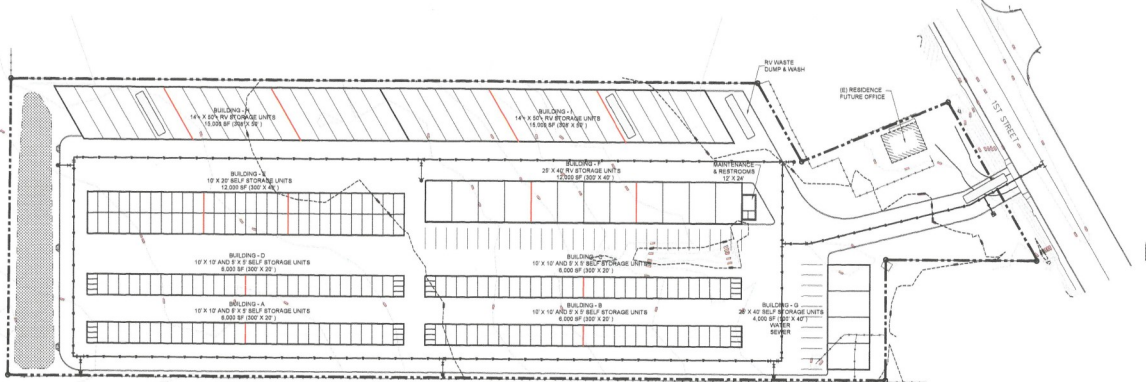


PRELIMINARY
NOT FOR
CONSTRUCTION

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

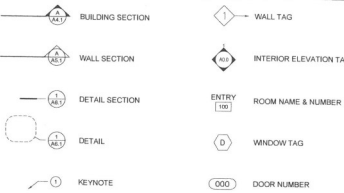


ARCHITECTURAL SITE PLAN
SCALE: 1"=40'



SITE PLAN

SYMBOL LEGEND:



ABBREVIATIONS:

1. AND ANGLE	FLASHING	FLUSHING	P.M. PRECAST METAL FRAME
2. AT	F.D.C. FACE OF BLOCK	P.F. PRECAST	P.M. PRECAST METAL FRAME
3. CENTERLINE	F.O.C. FACE OF CURB	P.F.A. PRECAST	P.M. PRECAST METAL FRAME
4. DIAMETER OF ROUND	F.O.F. FACE OF FINISH	P.F.P. PRECAST	P.M. PRECAST METAL FRAME
5. FOUND OR NUMBER	F.O.S. FACE OF STUD	P.F.R. PRECAST	P.M. PRECAST METAL FRAME
6. A.D. AREA DRAIN	F.F. FULL FINISH	P.T.D. PAPER TOWEL DISPENSER	P.T.D. PAPER TOWEL DISPENSER
7. A.L. ALUMINUM	F.F. FULL FINISH	P.T.R. PAPER TOWEL RECIPROCAL	P.T.R. PAPER TOWEL RECIPROCAL
8. A.P. ALUMINUM PANEL	F.F. FULL FINISH	P.T.R. PAPER TOWEL RECIPROCAL	P.T.R. PAPER TOWEL RECIPROCAL
9. A.C. ALUMINUM CLADDING	F.F. FULL FINISH	P.T.R. PAPER TOWEL RECIPROCAL	P.T.R. PAPER TOWEL RECIPROCAL
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PROJECT DIRECTORY

OWNER:
EQUILIS CAPITAL PARTNER
1515 WEST 1ST STREET
CHENEY, WA 99004
CONTACT: NORMAN THUMMERS
PHONE: (509) 955-1003

ARCHITECT:
BAKER ARCHITECTURE
PO BOX 189
RICHLAND, WA 99352
CONTACT: BRUCE BAKER
PHONE: (509) 955-1425

PROJECT DATA

PROJECT ADDRESS: 1515 WEST 1ST STREET
CHENEY, WA 99004

CODE: 2019 I.B.C. WASHINGTON STATE
AMENDMENTS, A.D.A. ACCESSIBILITY
GUIDELINES, ICC/ANSI A117.1-2009

ZONING: COMMERCIAL

OCCUPANCY: S1 OCCUPANCY

CONSTRUCTION TYPE: I-B

BUILDING GROSS AREA: BUILDING A, B, C, D 12,000 SF EA.
BUILDING E = 12,000 SF
BUILDING F = 12,000 SF
BUILDING G = 4,000 SF
BUILDING H = 30,000 SF
TOTAL = 106,000 SF

OCCUPANTS: BUILDING A, B, C, D = 24 OCCUPANTS EA.
BUILDING E = 24 OCCUPANTS
BUILDING F = 24 OCCUPANTS
BUILDING G = 8 OCCUPANTS
BUILDING H = 80 OCCUPANTS

SHEET INDEX:

TITLE SHEETS:
G1.1 GENERAL INFORMATION

CIVIL:
C0.0 COVER SHEET
C0.1 VICE GENERAL NOTES
C1.1 TOP/DEMOPLAN
C2.0 SWPPP COVER
C2.1 SWPPP NOTES
C3.1 SITE PLAN
C3.2 HORIZONTAL CONTROL PLAN
C4.0 GRADING - SOUTH
C4.1 GRADING PLAN - NORTH
C4.1 0.7 GRADING PLAN - FOR REF. ONLY
C5.0 STORM DRAINAGE PLAN
C5.1 POND DETAILS
C6.0 WATER COVER SHEET
C7.1 WATER PLAN
C7.2 WATER DETAILS

ARCHITECTURAL:
AS1.1 ARCHITECTURAL SITE PLAN
A1.1 BUILDINGS A, B, C & D
A1.2 BUILDING E
A1.3 BUILDING F
A1.4 BUILDING G
A1.5 BUILDINGS H & I
A1.6 BUILDINGS H & I OVERALL

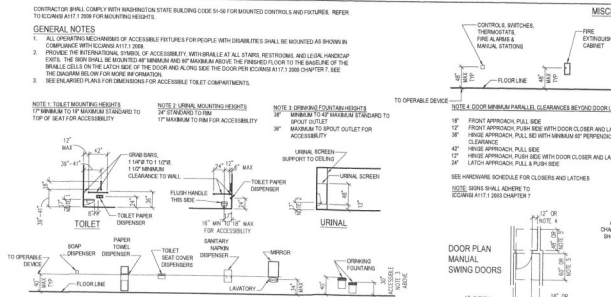
GENERAL NOTES

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.
2. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL HAVE CITY BUSINESS LICENSES.
3. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF SITE CONDITIONS, INSTALLATION STANDARDS AND CONSTRUCTION CONDITIONS. DISCREPANCIES BETWEEN SITE CONDITIONS AND THE CONSTRUCTION DRAWINGS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT. WORK DONE WITHOUT THE ARCHITECT'S APPROVAL IS THE RESPONSIBILITY OF THE CONTRACTOR.
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.
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.
6. FIRE EXTINGUISHERS SHALL BE PROVIDED IN ACCORDANCE WITH IFC 906 AND NFPA 10 LOCATED IN MARKED OR VISIBLE LOCATION, PROVIDE A MINIMUM OF ONE 2A 10BC 1 RATED EXTINGUISHER NO HIGHER THAN 40' ABOVE FLOOR.
7. ADDRESS NUMBERS SHALL BE PROVIDED AND MAINTAINED PER IFC SEC. 505.1
8. PROVIDE (1) KNOX BOX KEYS TO THE LOCAL FIRE DEPARTMENT KEY. 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 8 FEET ABOVE FINISHED FLOOR.

VICINITY MAP



ACCESSORY MOUNTING HEIGHTS FOR ACCESSIBILITY

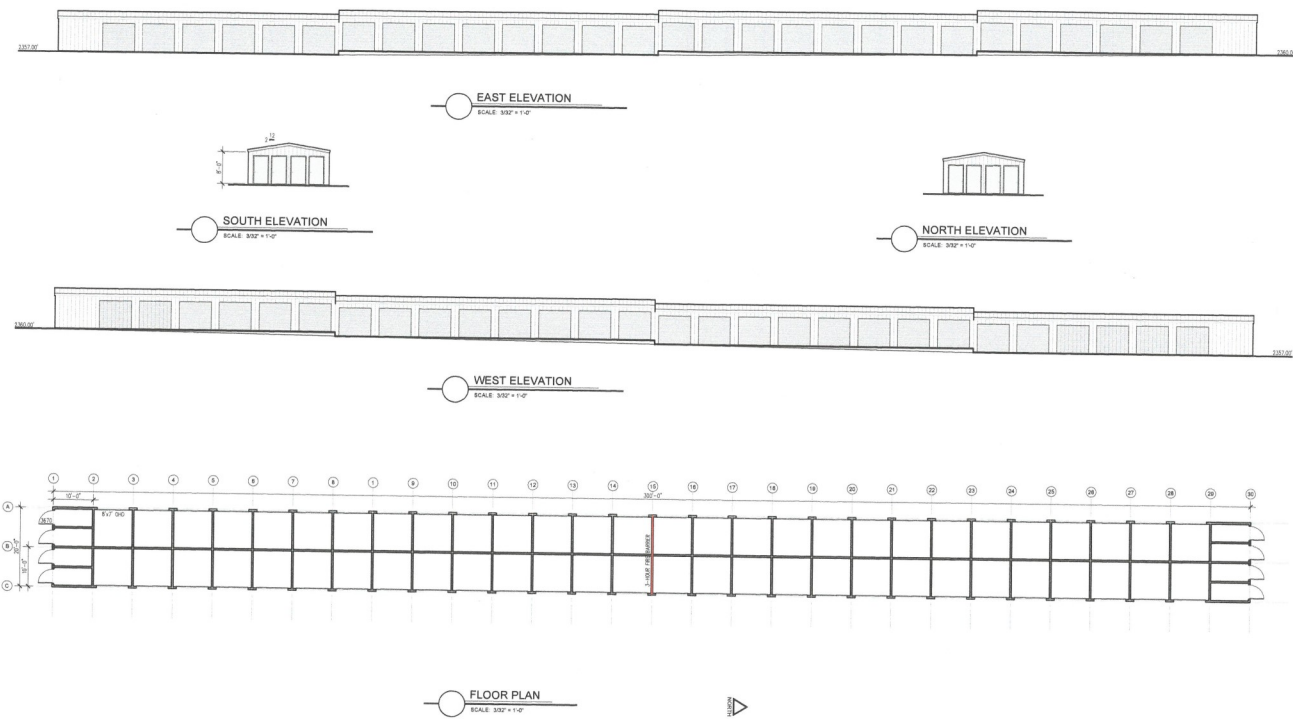


PRELIMINARY
NOT FOR
CONSTRUCTION

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



BUILDINGS A, B, C & D

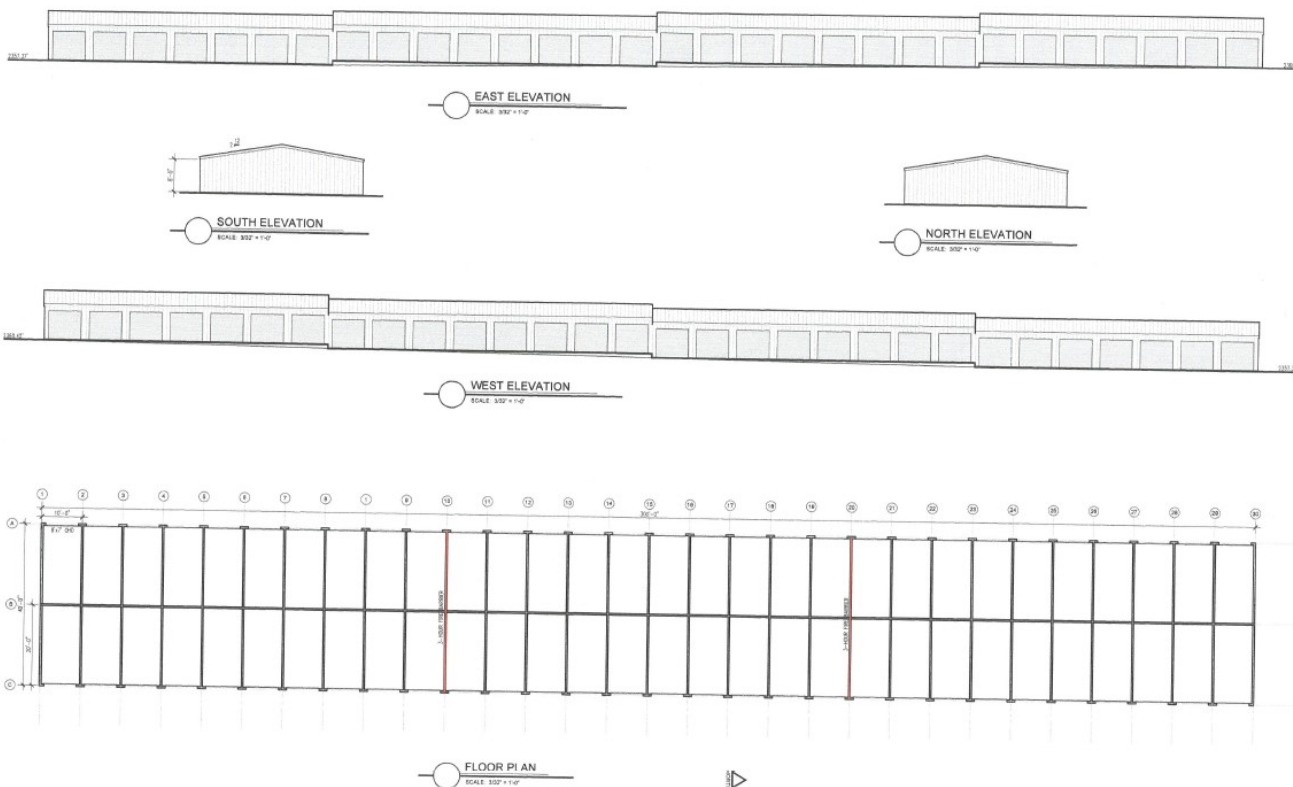
PRELIMINARY
NOT FOR
CONSTRUCTION

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



BUILDING E

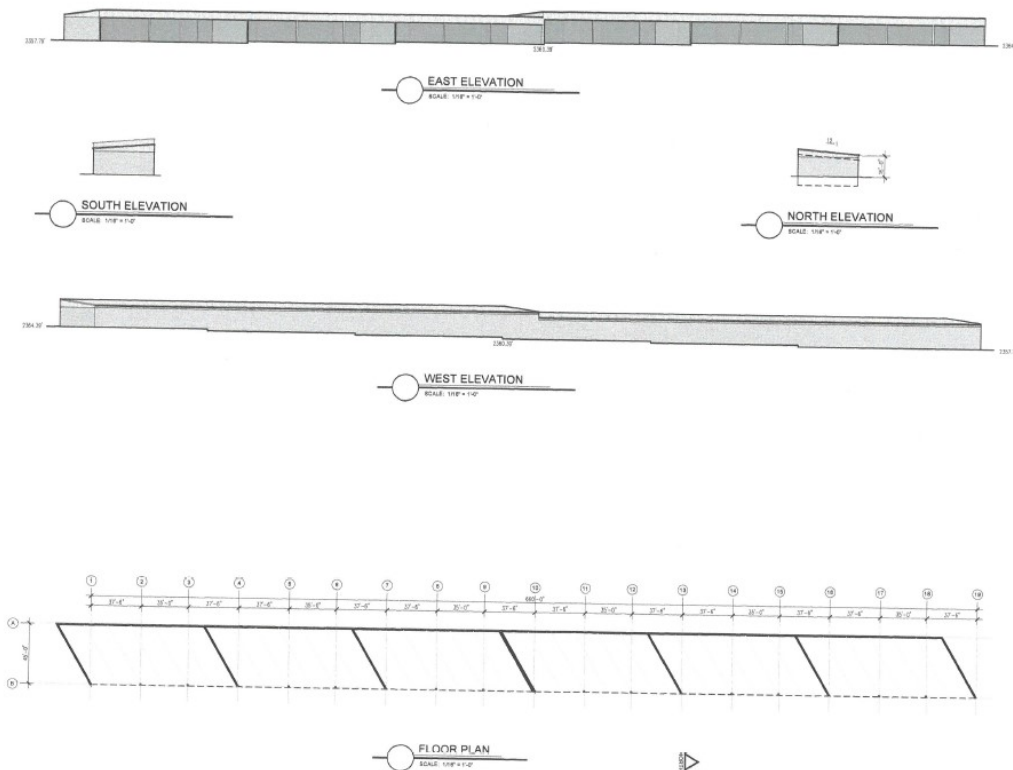
PRELIMINARY
NOT FOR
CONSTRUCTION

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
BUILDINGS H & I OVERALL

REVISIONS

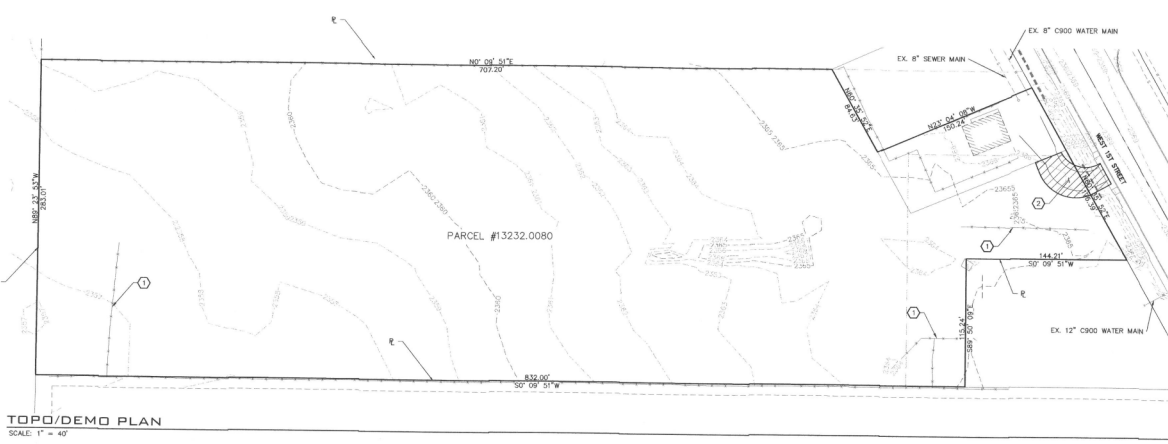
DATE: 2/14/2023
JOB NO.: 23-0104
DRAWN BY: BB

A1.6

BUILDINGS H & I

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

UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL 811 OR VISIT
811.WA.GOV



- LEGEND**
- 1. FIRE HYDRANT
 - 2. WATER METER
 - 3. WATER VALVE
 - 4. WATER VALVE MARKER
 - 5. WELL
 - 6. WATER MANHOLE
 - 7. SANITARY SEWER MANHOLE
 - 8. SANITARY SEWER CLEANOUT
 - 9. GAS METER
 - 10. GAS MANHOLE
 - 11. GAS VALVE
 - 12. IRRIGATION CATCH BASIN
 - 13. IRRIGATION BOX
 - 14. IRRIGATION VALVE
 - 15. CATCH BASIN
 - 16. DRAINAGE MANHOLE
 - 17. DRYWELL
 - 18. CATCH BASIN
 - 19. ELECTRIC METER
 - 20. GUY WIRE
 - 21. POWER POLE
 - 22. POWER MANHOLE
 - 23. POWER VAULT
 - 24. POWER TRANSFORMER
 - 25. TELE POLE
 - 26. TEL. CABLE RISER
 - 27. TEL. BOX
 - 28. TEL. MANHOLE
 - 29. UTILITY MANHOLE
 - 30. UTILITY VAULT
 - 31. JUNCTION BOX
 - 32. JUNCTION BOX
 - 33. SIGN
 - 34. STREET LIGHT ASSEMBLY
 - 35. LIGHT POLE
 - 36. MAIL BOX
 - 37. ROCK
 - 38. RIPRAP
 - 39. SHRUB
 - 40. TREE (CONIFER)
 - 41. TREE (DECIDUOUS)
 - 42. RUMBLE BARS
 - 43. TEST WELL
 - 44. WETLAND FLAG
 - 45. RR CROSSING SIGNAL
 - 46. GATE POST
 - 47. BOLLARD

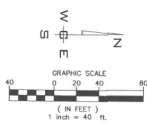
- ABBREVIATIONS**
- ACT. LEN. ACTUAL LENGTH
 - BOV. BEGINNING OF CURVE RADIUS
 - BOV. BEGINNING OF CURVE RADIUS
 - CO. CEMENT CONCRETE
 - COT. COURSE
 - DIA. DIAMETER
 - END. END OF CURVE RADIUS
 - EXIST. EXISTING
 - G. GRADE
 - GR. GRADE BREAK
 - FT./FT. FEET PER FOOT
 - HYD. HYDRANT
 - LN. INVERT ELEVATION
 - LT. LEFT
 - MANHOLE MANHOLE
 - MOR. MIDDLE OF CURVE RADIUS
 - PC. POINT OF CURVATURE
 - PET. PETROLEUM
 - PI. POINT OF INTERSECTION
 - PRC. POINT OF REVERSE CURVE
 - PT. POINT OF TANGENCY
 - RM. RM. ELEVATION
 - RD. ROAD
 - SE. STREET
 - SE. STREET INTERSECTION
 - SE. STREET INTERSECTION
 - STA. STATION
 - STA. STA. LENGTH
 - TO. 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 HAD 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. 20123184
06/26/23



PRELIMINARY
05/27/23

TOPO / DEMO PLAN

FOR REFERENCE ONLY

NAVD - 88
FOUND BENCHMARK
ELEVATION 100.00 (FID)
BY TOP WITH AN ESTABLISHED
ELEVATION OF 100.00 (NAVD 88)

NO.	DATE	BY	REVISIONS
1	06/27/23	WCE	ORIGINAL PREPARATION

SCALE:	PROJ. #: 22-3180	KEY:
HORIZONTAL: 1" = 40'	DATE: 06/27/23	STRUCTURAL
VERTICAL: N/A	DRAWN: DJW	TRAFFIC
	REVIEWED: ROK	LANDSCAPE
		OTHER

WCE
WCE CONSULTING ENGINEERS
P.L.L.C.
1515 WEST 1ST STREET
CHENEY, WA 99004
PH: 509-885-9177 FAX: 509-885-9177

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

SHEET
C1.0
JOB NUMBER
22-3180