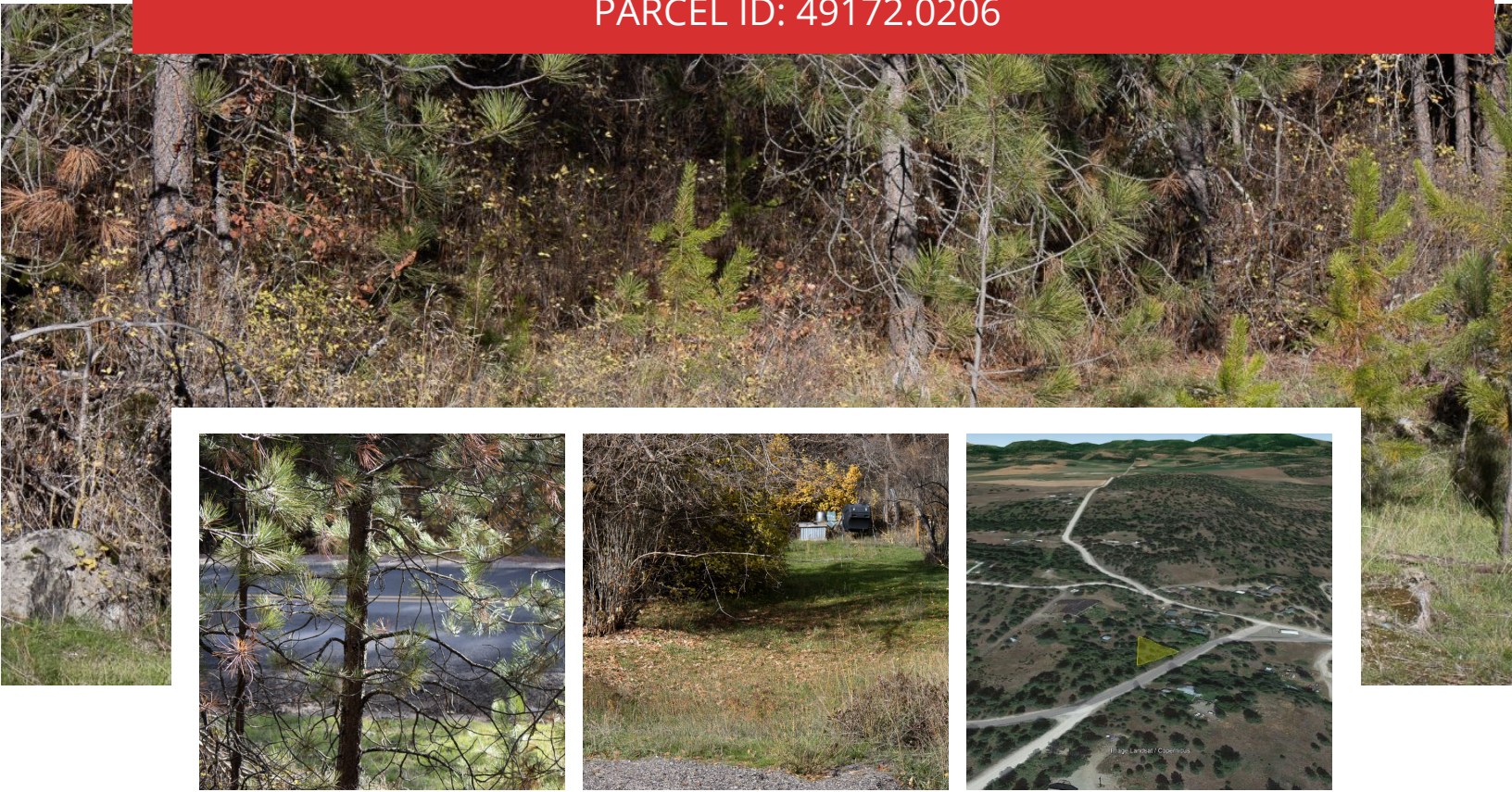


0.30 Acres in Elk, in Spokane County, Washington

PARCEL ID: 49172.0206



Description

Hurry up and make this 0.3 acre lot in Elk, WA yours!! This property is covered in trees and is located just 30 miles away from Spokane City proper. It has paved road access via E Elk to Hwy Rd.

If you are into recreational activities, this property is definitely for you as it is located close to famous recreational areas listed below:

Bear Lake Regional Park - 10.2 miles

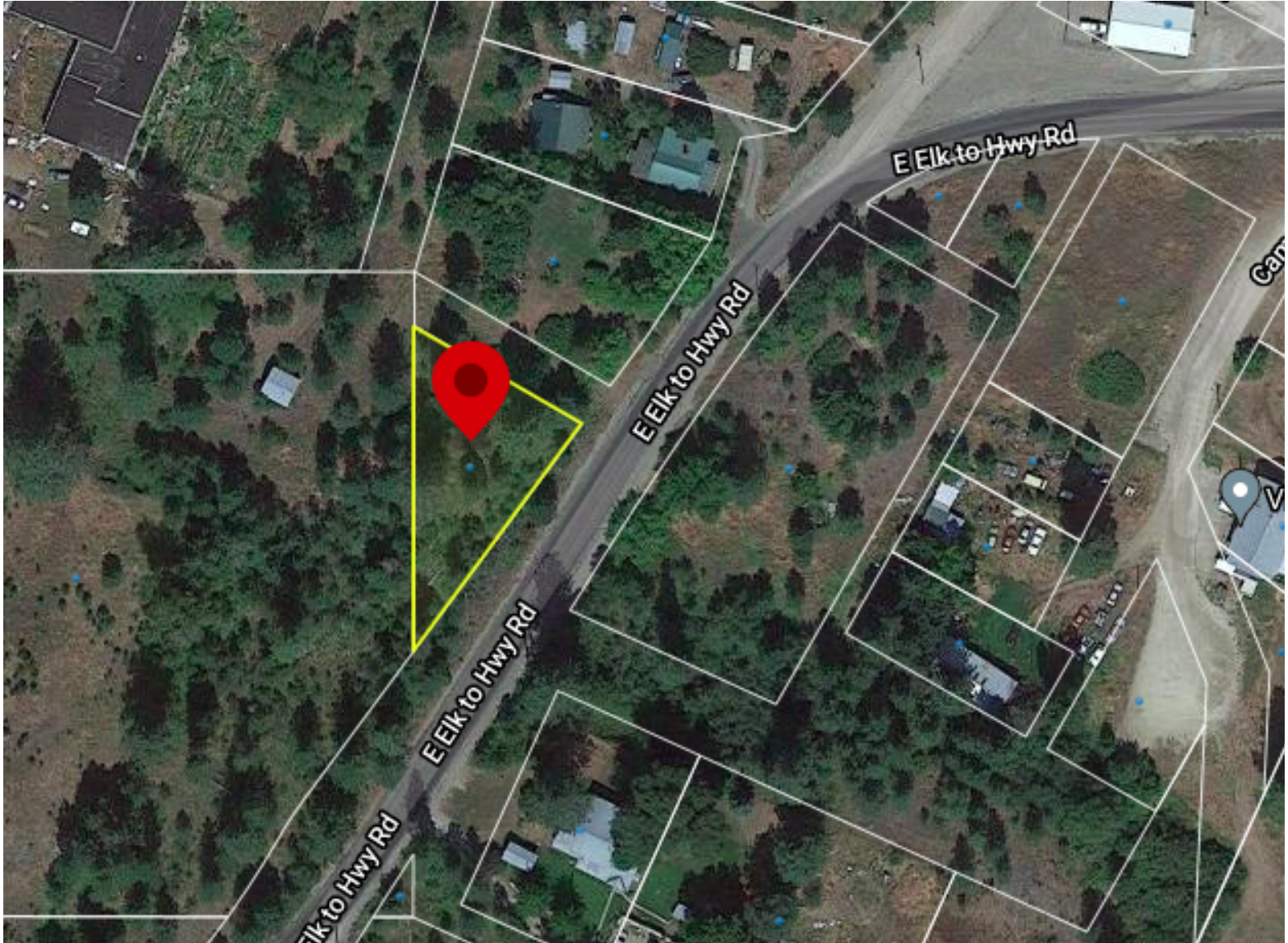
Missile Site Snowshoe Park - 10.5 miles

Mt. Spokane Ski and Snowboard Park - 33.2 miles

Mount Spokane State Park - 35 miles

Looking for an investment property? This is one perfect property too since this property is situated in a growing area. This property is priced to sell and a deal like this doesn't come very often, so give us a call and add this land to your real estate portfolio!

wilcolandllc.com



Property Details:

ACREAGE
0.30

PARCEL ID
49172.0206

ZONING
Rural Activity Center (RAC)

COUNTY
Spokane

STATE
Washington

ANNUAL TAXES
\$81.46

UTILITIES

- Land is undeveloped.

BUILDABILITY:

- Accessory dwelling unit, attached (RAC zones)

- The accessory unit shall not be considered as a dwelling unit when calculating density.
- One off-street parking space shall be required for the accessory dwelling unit, in addition to the off-street parking required for the main residence.
- The accessory unit shall be a complete, separate housekeeping unit that is attached to the principal unit with a common wall(s).
- Only one accessory unit shall be created within or attached to the principal unit.
- The accessory unit shall be designed in a manner so that the appearance of the building remains that of a single-family residence. Separate entrances shall be located on the side or in the rear of the building or in such a manner as to be unobtrusive in appearance when viewed from the front of the building.
- The total livable floor area of the principal and accessory units combined shall not be less than 1,200 square feet.
- The accessory unit shall be clearly a subordinate part of the principal unit. In no case shall it be more than 35% of the building's total livable floor area, nor more than 900 square feet, whichever is less.
- The accessory dwelling unit shall not have more than 2 bedrooms.

Neighborhood business (RAC zone)

- A neighborhood business in a rural activity center is limited to those retail and service businesses serving rural residents and supporting natural resource and tourism related uses and can contribute to the economic diversity of unincorporated areas of the County and provide employment opportunities for the nearby rural populations. Typical neighborhood businesses in a rural activity center include, but are not necessarily limited to: retail stores, restaurants, repair shops, personal services and professional offices.
- The structure shall not be more than 35,000 square feet in floor area.

Minimum lot area per dwelling unit is 10,000 sq. ft.

CAMPING:

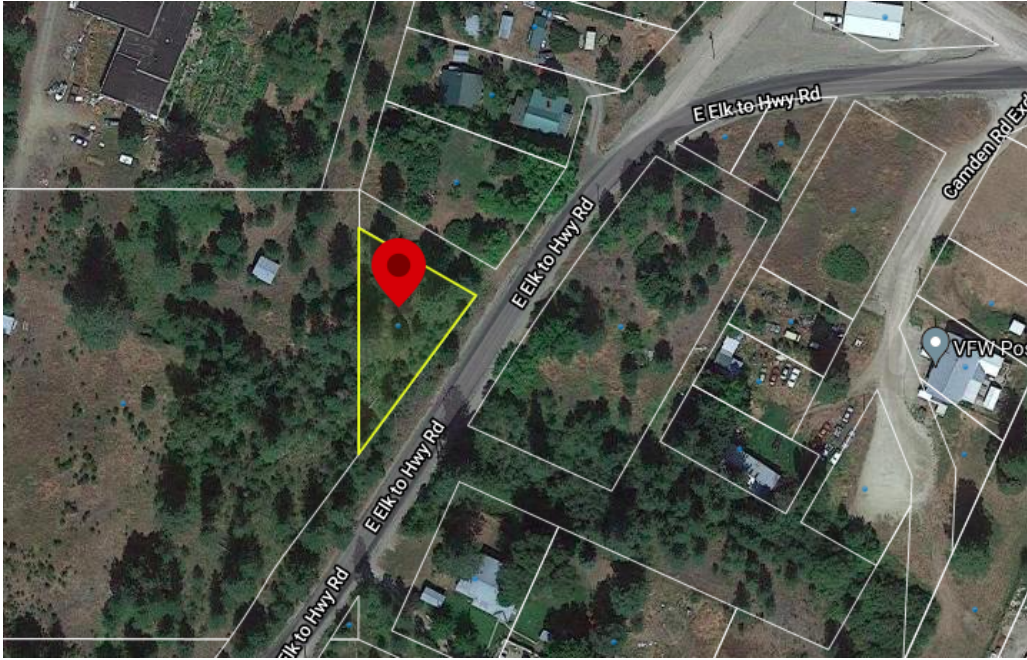
- Camping is allowed in a Recreational vehicle park/campground are permitted in a Rural Activity Center (RAC) zone and requires a Conditional Use Permit where the Spokane County Hearing Examiner imposes conditions of approval. There are health and safety concerns such as disposal of solid waste.

RV:

- Recreational vehicle park/campground are permitted in a Rural Activity Center (RAC) zone and requires a Conditional Use Permit where the Spokane County Hearing Examiner imposes conditions of approval. There are health and safety concerns such as disposal of solid waste.

MOBILE HOMES:

- The manufactured home park shall meet the density standards of the underlying zone and the standards of Manufactured Home Standards.



CENTER COORDINATES

48.0162901401702,
-117.282379240134

GOOGLE EARTH

[View on Google Earth](#)

GOOGLE MAPS

[View on Google Maps](#)

Contact property sales manager for
pricing and terms!!

*Wilco reserves the right to approve or deny any proposed installment payment plans.

Questions? Contact the Property Sales Manager:

Lis Rosaldo | 605-667-5474 | Liz@WilcolandLLC.com

