

**ENTIAT WATERFRONT
TRANSITION LOTS**

Entiat, Washington

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PROPERTY PROFILE

Property Name: **ENTIAT BUSINESS PARK**

**Property
Location:**

Shammel Street - Entiat Industrial Park
Entiat, Washington (*Chelan County*)

- *Lots A-1 and A-2 Lie adjacent and east of SR-97 and North of Lake Shore Drive*
- *Lots F-1 through F-5 abut Shammel Street on the east*

Owner:

Entiat Business Park LLC

Zoning:

Waterfront Transition - allows residential, public, agricultural, commercial, industrial and recreational uses.

Acreage:

12.19 Total Acres

**Assessor's
Parcel Nos.**

A-1: 252-109-545-010 (*1.42 acres*)

A-2: 252-109-545-020 (*1.42 acres*)

F-1: 252-104-545-100 (*1.87 acres*)

F-2: 252-104-545-095 (*1.87 acres*)

F-3: 252-104-545-090 (*1.87 acres*)

F-4: 252-104-545-085 (*1.87 acres*)

F-5: 252-109-545-080 (*1.87 acres*)

Utilities:

Services that are available for connection to the property include domestic water, sanitary sewer, electrical power and telephone.



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PROPERTY PROFILE

Property Name: ENTIAT BUSINESS PARK

Access/Street Improvements:

Lot A-1 has approximately 256 feet of frontage directly on SR-97 Alt., highway, asphalt paved, state maintained facility of two lanes with central turning lane.

Lot A-2 has approximately 493 feet of frontage on SR-97 Alt. and an additional nearly 50 feet of frontage on Lake Shore Drive, an asphalt paved two lane city street which crosses the adjoining railroad right of way and provides access not only to the City of Entiat Will Risk Park on the Columbia River but a cluster of single family residences lying just east of the lots and the railroad.

Lots F-1 and F-5 front directly on the east line of Shammel Street, which is asphalt paved, city maintained street with essentially two lanes of width but no center striping. Shammel Street parallels SR-97 Alt. Approximately one block east of the highway with Risk Street and Widsom Avenue providing cross street access between Shammel Street and SR-97 Alt. A rail spur track is situated within the railroad right of way to the east.

Environmental:

No known environmental hazards are located on the property.

Exceptions:

No covenants or restrictions. Request title report for information on general exceptions and utility easements.

Best Use:

The lots are finished lots capable of immediate development. All utilities are available for development as is public roadway as well as rail access. The property is physically capable of development taking advantage of the current infrastructure available. The highest and best use of the property is for future development consistent with the City of Entiat ordinances.



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