

\$275,000 - 4006 E 13th Street, Vancouver

MLS® #2287941

\$275,000

0 Bedroom, 0.00 Bathroom,
Lot/Land on 0.25 Acres

Clark College, Vancouver, WA

Buyer to do their own due diligence. This lot is subdividable per city of Vancouver. Currently parcel is zoned R-9. There are a lot of possibilities. Lot can be subdivided into two separate parcels. Each parcel would accommodate a home with ADU. In communicating with city, they said one of the 2 parcels will allow a duplex. Or you can just build a home with a huge yard. Good location to build a home care facility. Great Location, peaceful neighborhood across from St. Helens park! This property had a house before, everything cleared. Power, water, sewer at the street. The rear lot will allow a manufactured home! Seller is in process of developing another parcel he has in Vancouver & running out of time. What a great project with a lot of options.



Essential Information

MLS® #	2287941
List Price	\$275,000
Sale Price	\$251,000
Bathrooms	0.00
Acres	0.25
Type	Lot/Land
Sub-Type	Land
Status	Sold

Community Information

Address	4006 E 13th Street
Area	1043 - City Center West
Subdivision	Clark College
City	Vancouver
County	Clark
State	WA
Zip Code	98661

Exterior

Lot Description	Paved
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School Information

District	Vancouver
Elementary	King Elementary
Middle	McLoughlin Middle
High	Fort Vancouver High

Additional Information

Days on Market	320
Cumulative Days on Market	320
Days on Website	334