

**FOR SALE | \$275,000**

**3400 E MILL PLAIN BLVD. VANCOUVER, WA 98661**



**Development Opportunity!** Discover the potential of this Columbia River view, 0.66 acre property located in the heart of Vancouver. With a prime R-18 Zoning, this land offers possibilities for your next creative development project.

**Lovely Panoramic Views:** Embrace mesmerizing vistas of The Columbia River and the picturesque cityscape of Portland, Oregon.

**Flexible Zoning:** Zoned R-18, this property allows for a diverse range of housing options. Whether you envision a single-family home, a charming duplex or triplex, or even a multi-family development, this zoning accommodates many options.\*

**Convenient Location:** Situated in a sought-after area of Vancouver, this property offers easy access to essential amenities, schools, parks, and transportation. Located South of Harney Heights, and West of South Cliff, minutes to Clark College.

**Potential:** Unlock the potential of this parcel, bring your creative ideas to life. Explore unique and innovative design concepts for this hillside slope property.

**\*Important Note:** Prospective buyers are encouraged to conduct their own due diligence and feasibility studies before finalizing any development plans. Understanding local regulations and requirements is essential to ensuring a successful and compliant project. Buyer to verify all information.

<b>JURISDICTION:</b>	<b>CITY OF VANCOUVER</b>
<b>PROPERTY ID:</b>	<b>TAX ID: 037225000   RMLS #23358818</b>
<b>UTILITIES:</b>	<b>POWER AVAILABLE, SEWER AVAILABLE (EAST CORNER OF PROPERTY)</b>
<b>SCHOOLS:</b>	<b>HARNEY ELEMENTARY, MCLOUGHLIN MIDDLE, FORT VANCOUVER HIGH SCHOOL</b>
<b>ZONING:</b>	<b>HIGHER DENSITY RESIDENTIAL / R-18 (<a href="#">CLICK HERE</a>)</b>

**Brandi M. Ho, Broker**

Direct: 360.823.5112

Cell: 360.921.0593

Email: Brandi@MAJCRE.com



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