



SCHUCHART  
HUTCHINSON

CHELAN WATERFRONT  
DEVELOPMENT SITE

## C O N T E N T S

### 1) Executive Summary

- \* Investment Highlights

### 2) Survey

- \* Property Profile
- \* Location Overview

### 3) Floor Plans

### 4) Zoning

- \* Permitted/Conditional Uses
- Dimensional
- \* Standards

### 5) Completed Clubhouse

- \* Marina, Clubhouse, shared easement
- \* Marina Availabilities



*Exclusively Offered by:*

*Bryan P. Shaughnessy*

[bryan@Schuchart-Hutchinson.com](mailto:bryan@Schuchart-Hutchinson.com)

206.816.6600

*Scott Hutchinson*

[Scott@Schuchart-Hutchinson.com](mailto:Scott@Schuchart-Hutchinson.com)

206.691.9923



*All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof. Buyer & Buyer's representatives, consultants, accountants & legal team to independently verify all information with their architect.*

# PROPERTY OVERVIEW

<b>Land Area</b>	1.11 Acres
<b>Zoning</b>	CW-Waterfront Commercial
<b>Address</b>	1328 West Woodin Ave Chelan, WA
<b>Height Limit</b>	35 Feet
<b>Max Lot Coverage</b>	65%
<b>Setbacks</b>	
Front Yard	25 Feet
Rear Yard	Zero Feet
Side Yard	5 Feet
<b>Asking price:</b>	\$3,200,000



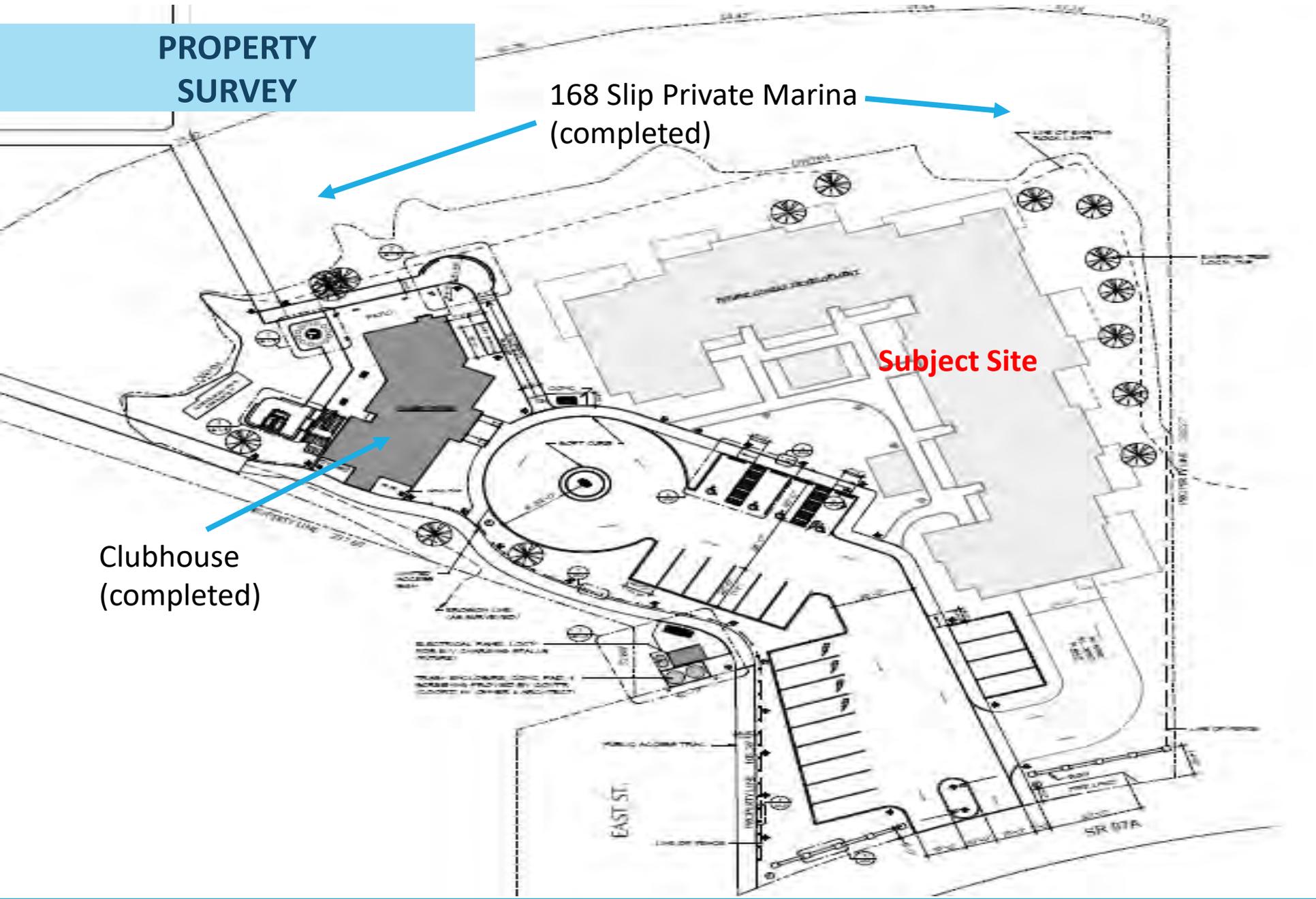
*Schuchart Hutchinson is pleased to present a one of a kind development opportunity on the south shore of Lake Chelan in Chelan County, WA. The just over 1 acre site sits directly adjacent to the recently completed 168 slip private Sunset Marina & Clubhouse with the opportunity for a developer to add their choice of product set to the highly sought after waterfront community. Situated less than one mile from downtown Chelan, the community is walking distance to many local amenities including wineries, restaurants, water parks, public parks, family attractions as well as world class golf courses. Bring your architect, vision and contact either Scott Hutchinson or Bryan Shaughnessy for further information on this offering.*

**PROPERTY  
SURVEY**

168 Slip Private Marina  
(completed)

**Subject Site**

Clubhouse  
(completed)

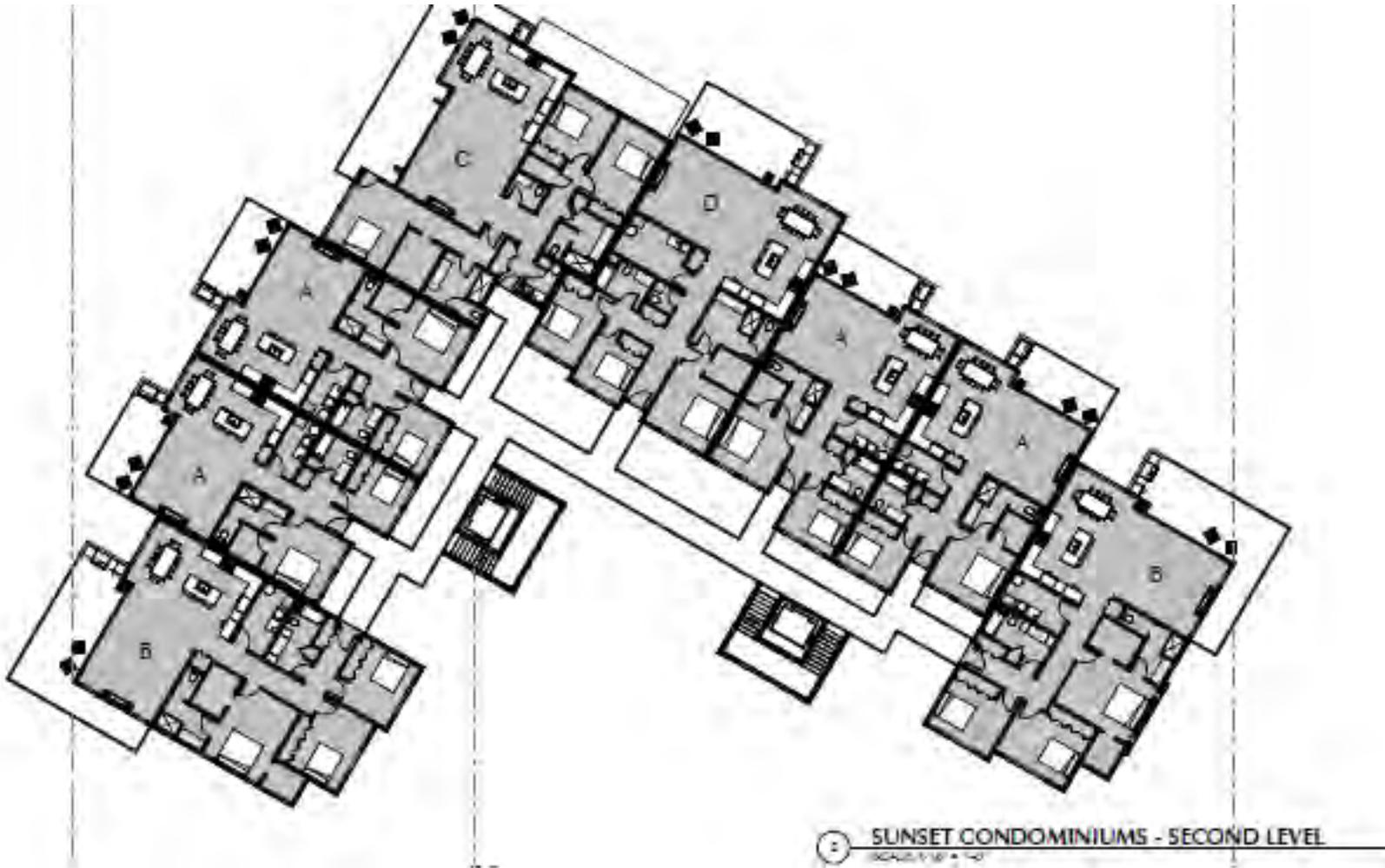


# FLOOR PLANS



5 SUNSET CONDOMINIUMS - THIRD LEVEL

# FLOOR PLANS



# FLOOR PLANS



① SUNSET CONDOMINIUMS - ENTRY LEVEL  
SCALE: 1/8" = 1'-0"

**Chapter 17.40**  
**ZONE C-W – WATERFRONT COMMERCIAL DISTRICT**

**ZONING**

Sections:

- [17.40.010 Permitted uses.](#)
- [17.40.020 Accessory uses.](#)
- [17.40.030 Conditional uses.](#)
- [17.40.040 Dimensional standards.](#)

**17.40.010 Permitted uses.**

Permitted uses are as follows:

- A. Any use permitted in the R-1 Residential District, the R-M Residential District, and the C-L Commercial District;
- B. Boat building;
- C. Service stations with appertaining uses, provided that no vehicle shall be repaired, painted, rented, built or sold upon or from the premises;
- D. Commercial water transportation facilities, which may include a protected aboveground tank as an accessory use, subject to the conditions set forth in Section [17.40.020D](#);
- E. Industrial docks with appertaining machinery, which may include a protected aboveground tank as an accessory use, subject to the conditions set forth in Section [17.40.020D](#); provided, that no product is manufactured on the premises;
- F. Boat servicing and fueling facilities which may include a protected aboveground tank as an accessory use, subject to the conditions set forth in Section [17.40.020D](#);
- G. Radio and TV studios;
- H. Transient businesses;
- I. Marina facilities, which may include a protected aboveground tank as an accessory use, subject to the conditions set forth in Section [17.40.020D](#);
- J. Adult entertainment facilities subject to the provisions of Section [17.04.125](#);
- K. Boat sales, including the display and sale of not more than three motor vehicles at any time as an accessory use to the principal permitted use of boat sales under the following minimum conditions:

## **17.40.030 Conditional uses.**

Conditional uses are as follows:

- A. Telephone exchanges, electric substations and similar uses of public service corporations, provided such buildings or installations shall conform or harmonize with the surrounding area;
- B. Municipal buildings under conditions set forth in Chapter [17.56](#);
- C. Motels under conditions set forth in Chapter [17.56](#);
- D. Trailer plazas under conditions set forth in Chapter [17.56](#);
- E. Home occupations, not otherwise permitted pursuant to Section [17.40.010](#), under conditions set forth in Chapter [17.56](#);
- F. Historical site or structure under conditions set forth in Section [17.56.200](#);
- G. Marijuana retail outlets. (Ord. 1474 § 5, 2014; Ord. 1205 § 5, 2001; Ord. 1204 § 3, 2001; Ord. 625 § 1 (part), 1979; Ord. 314 § 11C, 1962).

## **17.40.040 Dimensional standards.**

Dimensional standards are as follows:

- A. Minimum lot area: Five thousand square feet;
- B. Minimum width of lot at building line: Fifty feet;
- C. Minimum lot depth: One hundred feet;
- D. Maximum lot coverage: Sixty-five percent;
- E. Maximum height of buildings: Thirty-five feet;
- F. Minimum setback distances:

Front yard: Twenty-five feet,

Rear yard: Zero feet,

Side yard: Five feet.

Buildings on corner lots shall observe the minimum front yard setback on both streets and shall provide at least one rear yard setback. (Ord. 665 § 6, 1980; Ord. 314 § 11D, 1962).

# COMPLETED CLUBHOUSE & MARINA







*Bryan P. Shaughnessy*  
*bryan@Schuchart-Hutchinson.com*  
*206.816.6600*

*Scott Hutchinson*  
*Scott@Schuchart-Hutchinson.com*  
*206.691.9923*

