

PRIME LAND/INVESTMENT OPPORTUNITY

# — HAYDEN AVE DEVELOPMENT —

534 W HAYDEN | HAYDEN, IDAHO 83835

**TOK**  
COMMERCIAL

**DREW ULRICK**

509.435.5866

drew@tokcommercial.com







## DETAILS

**LOT SIZE:** 2.42 AC  
**BUILDING SIZES:** House - 1,356 SF  
Mini Storage - 18,528 SF  
**PROPERTY TYPE:** Land/Industrial/Self-Storage  
**ZONING:** Commercial (C)  
**SALE PRICE:** **\$1,500,000**



## HIGHLIGHTS

- Fully leased mini storage
- 2.4 acres of commercial land
- Leased single family house
- Owner occupant or investment opportunity
- Net Operating Income - \$62,500



## CONTACT

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# — HAYDEN AVE DEVELOPMENT —

GREAT SITE CAPABILITIES WITH ACCESS TO  
HIGHWAY 95





1 MILE RADIUS



POPULATION

7,382



TOTAL RETAIL EXPENDITURE

\$146.52M



AVG. HOUSEHOLD INC.

\$89,467

3 MILE RADIUS



POPULATION

43,210



TOTAL RETAIL EXPENDITURE

\$907.52M



AVG. HOUSEHOLD INC.

\$113,731

5 MILE RADIUS



POPULATION

81,352



TOTAL RETAIL EXPENDITURE

\$1.68B



AVG. HOUSEHOLD INC.

\$103,737

# TOK

COMMERCIAL

**SITE**

32,845 VPD

**HAYDEN LAKE**



RODEWAY INN