

LAND FOR SALE



Highway 95 Parcels

477504 Highway 95 North
Ponderay, ID 83852

COMBINED OFFERING PRICE \$1,659,000

PARCEL NO	RPP00000037310A
PRICE	\$1,059,000
	<i>*If Sold Separately*</i>

COMBINED AC	±16.24 Acres
COMBINED SF	±707,141 SF

CHRIS SCHREIBER

208.770.2593

chris.schreiber@kiemlehagood.com

KIEMLE
HAGOOD

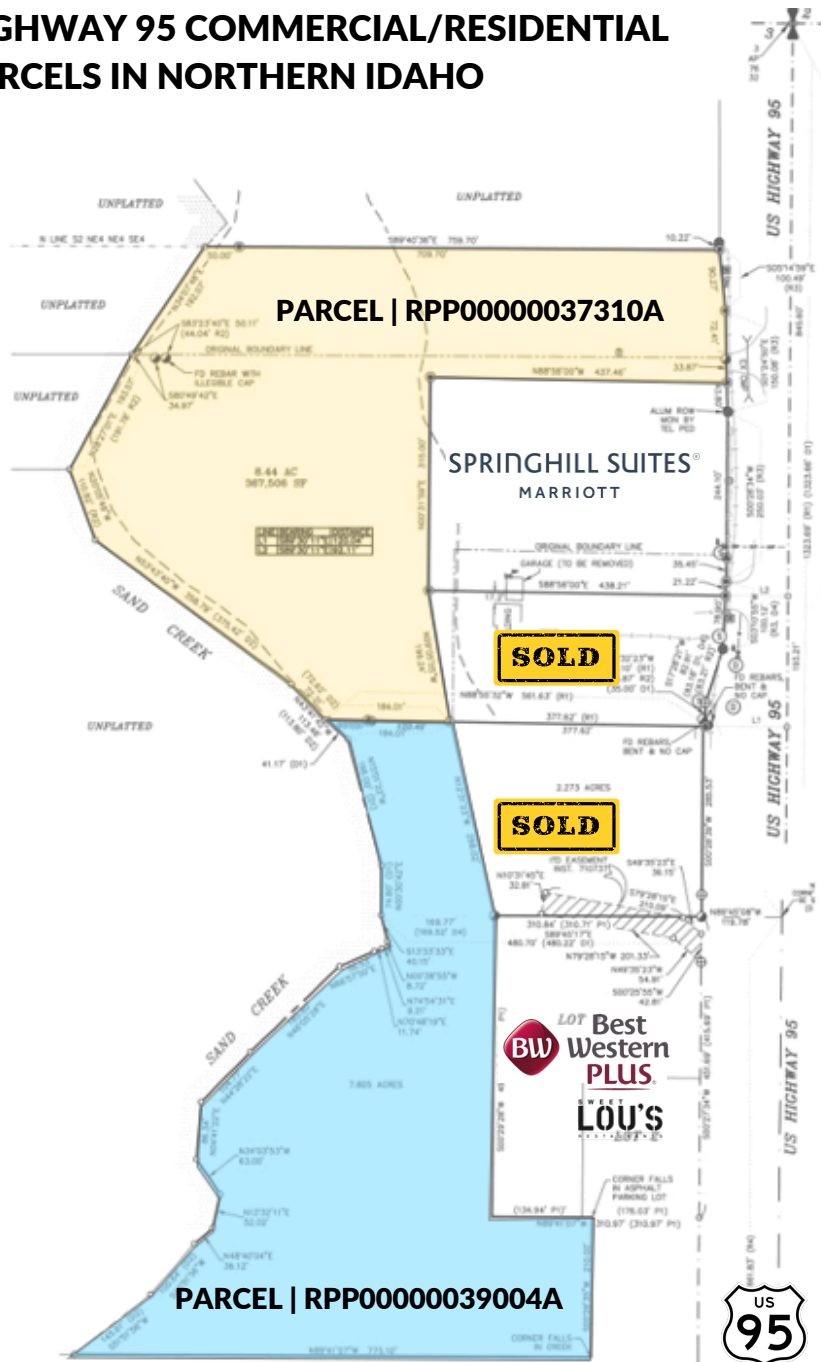
PARCEL RPP00000037310A HIGHLIGHTS | 477504 HIGHWAY 95, PONDERAY

- ±8.44 Acres
- Direct Highway 95 Access
(first ±660' from centerline of H95) and rural ±800' of frontage along Sand Creek Views of Schweitzer Mountain
- Purchase price: \$1,059,000 (\$2.88 PSF) - If sold separately

PARCEL RPP00000039004A HIGHLIGHTS | NNA HIGHWAY 95, PONDERAY

- ±7.8 Acres
- PACKAGE WITH 8.44 ACRES PURCHASE PRICE \$1,659,000
- NO separate pricing

HIGHWAY 95 COMMERCIAL/RESIDENTIAL PARCELS IN NORTHERN IDAHO



UTILITY PROVIDERS

Fire - Northside Fire District

Water - City of Sandpoint

Sewer - Kootenai Ponderay Sewer District

Phone - Ziplly Fiber

Gas - Avista Utilities

Electricity - Avista

Internet - Ziplly Fiber, Ting





HIGHWAY 95 PARCEL

477504 Highway 95 North Ponderay, ID 83852

CHRIS SCHREIBER

208.770.2593 | chris.schreiber@kiemlehagood.com

CO-LISTED LOCALLY WITH JOLENA OVERLAND OF PUREWEST CHRISTIE'S INTERNATIONAL REAL ESTATE

208.255.8870

VIEW LOCATION



**KIEMLE
HAGOOD**

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814