

FOR SALE



COMMERCIAL CONDO

13588 W HWY 53 UNIT 4B - RATHDRUM, ID 83858

LAND OF THE FREE CONDOS



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BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE
 COMMERCIAL DIVISION™



 **PROPERTY HIGHLIGHTS**

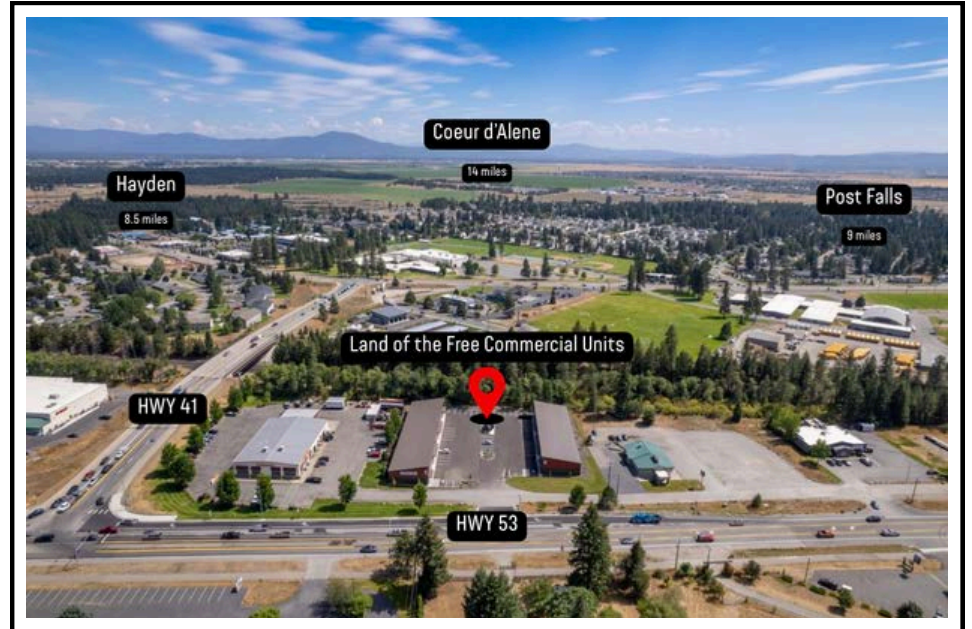
- 1,800 SF INDUSTRIAL COMMERCIAL CONDO
- LAST UNIT AVAILABLE – NEW CONSTRUCTION
- RIGID STEEL FRAME CONSTRUCTION
- 14' INSULATED ROLL-UP DOOR WITH OPENER
- PRIVATE ADA-COMPLIANT RESTROOM
- 3-PHASE POWER & HIGH BAY LIGHTING
- 6" CONCRETE FLOORS
- R36 ROOF & R25 EXTERIOR WALL INSULATION
- INSULATED DEMISING WALLS
- NATURAL GAS STUBBED TO UNIT
- POTENTIAL FOR OFFICE OR LOFT BUILDOUT
- HOA COVERS LANDSCAPING, SNOW REMOVAL, BUILDING INSURANCE, EXTERIOR LIGHTING & GARBAGE

 **PROPERTY DETAILS**

SALES PRICE:	\$385,000
BLDG SQ FT	1,800 SF
HOA DUES:	\$165/MONTH
FINANCING	SBA & CONVENTIONAL
PARCEL #:	RL911000B0040
ZONING:	INDUSTRIAL
YEAR BUILT:	2024
TAXES (2025):	\$1,095.20

 **PROPERTY OVERVIEW**

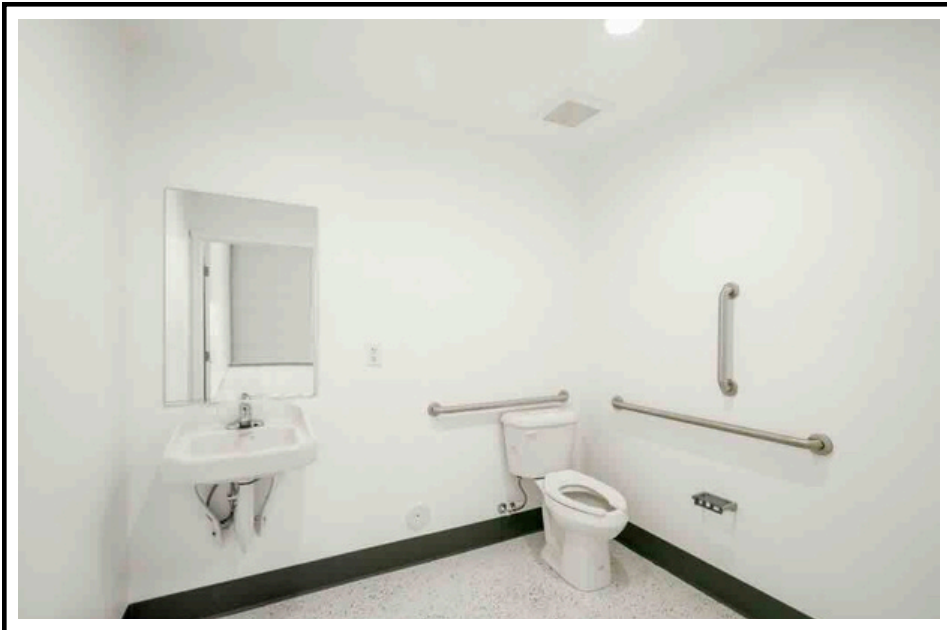
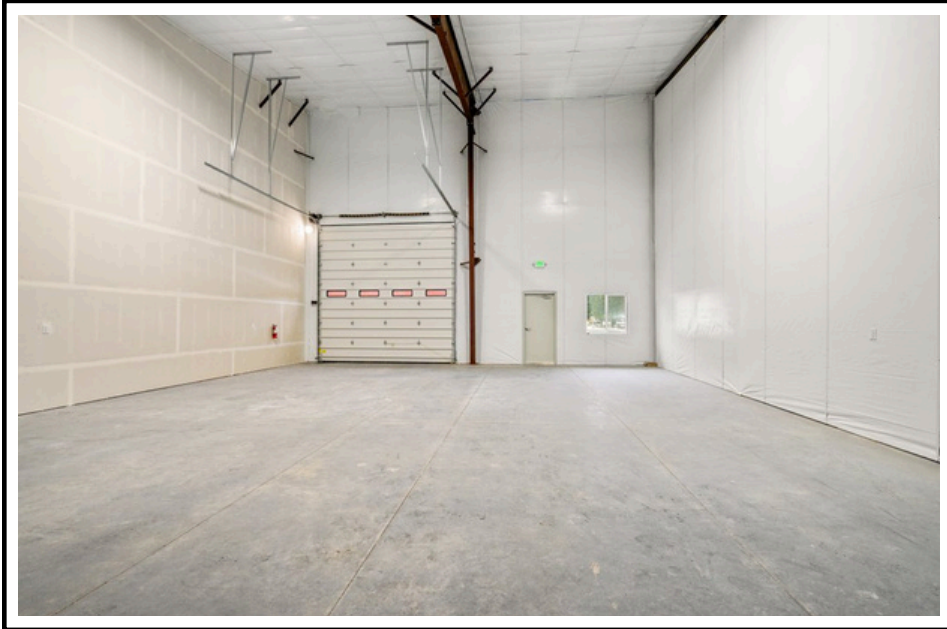
This 1,800 SF industrial commercial condo is the last available unit at Land of the Free Commercial Condominiums on Highway 53 in Rathdrum. Built with rigid steel construction and 6-inch concrete floors, the space is designed for contractors, retail operators, and service businesses that need a durable, functional workspace. The unit features a 14-foot insulated roll-up door, 3-phase power, high bay lighting, and a private ADA restroom. Natural gas is stubbed to the unit with room to build out office or loft space. Located between Les Schwab and Harlow's Diner with direct access to the Highway 41/53 interchange, the property sits in one of North Idaho's fastest-growing corridors. Owner-occupied SBA and conventional financing available. Appraisal on file with Gesa Credit Union.



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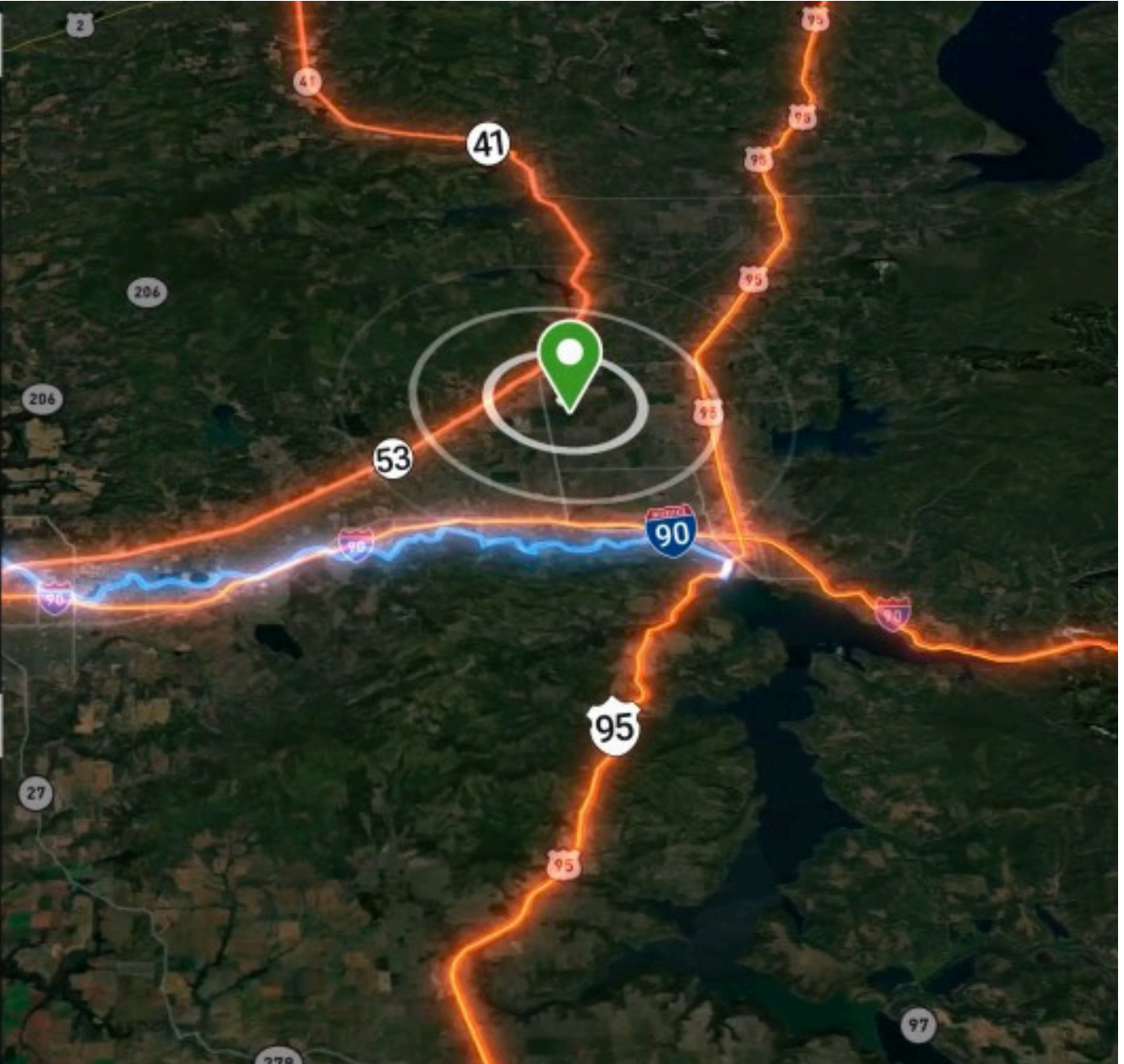


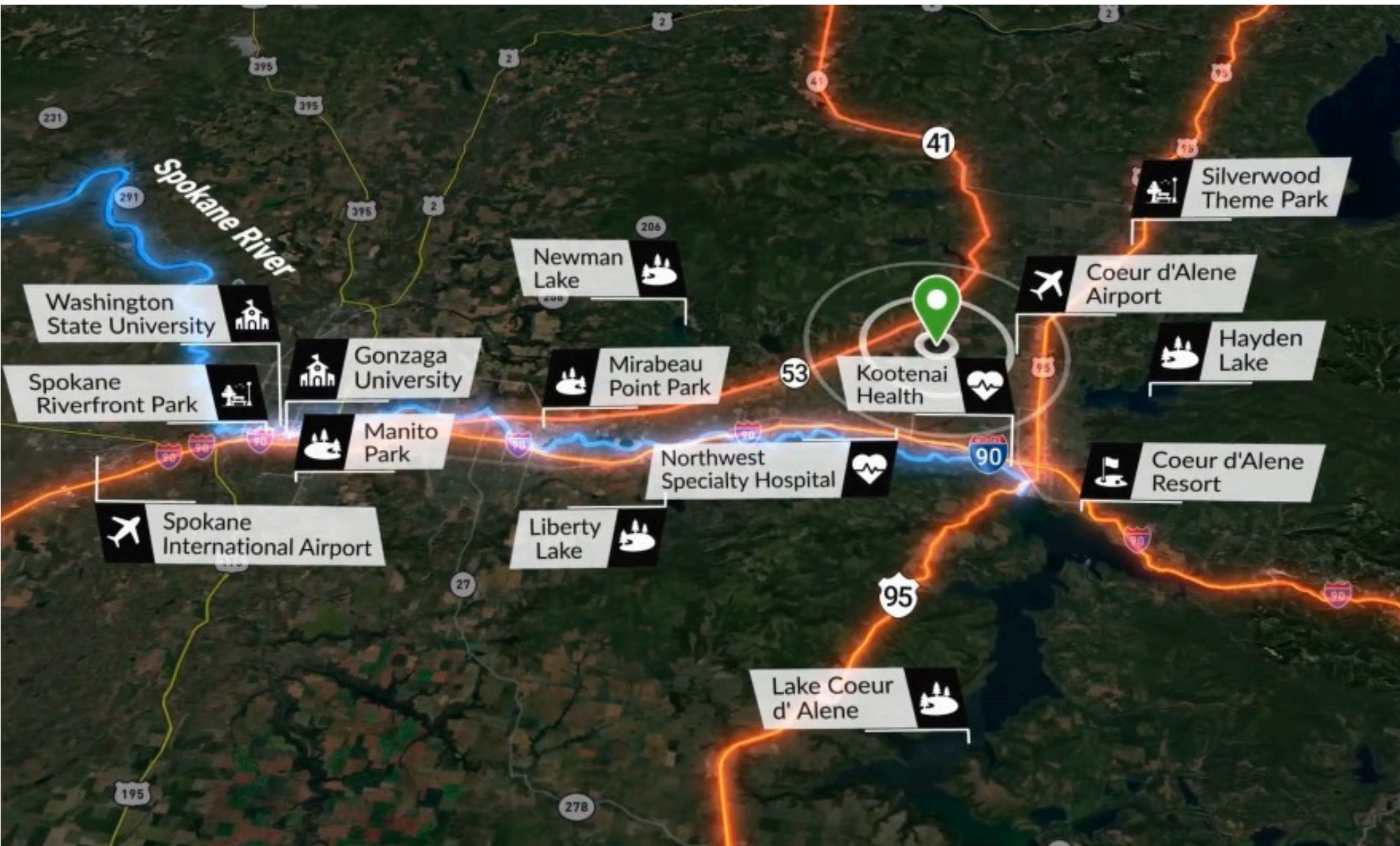
DEMOGRAPHICS (5 MILES)

- Population.....**67,623**
- Population Growth.....**3.45%**
- Average Households Size.....**2.66**
- Median Age..... **38.6**
- Per Capita Income.....**\$39,323**
- Median HH Income.....**\$86,704**
- Median Home Value.....**\$569,106**
- Median Net Worth.....**\$296,903**
- # Of Households.....**27,542**
- # Of Total Businesses.....**2,104**
- # Of Total Employees.....**16,766**
- % White Collar.....**59.5%**
- % Blue Collar.....**23.1%**
- % Services.....**17.4%**

NEARBY AMENITIES

Food & Beverage	Sports	Parks & Gardens
16	15	2
Public Transport	Libraries	Spiritual Centers
3	2	14
Healthcare	Government	Restaurants
41	8	84
Playgrounds	Education	Entertainment
2	12	6







LOCATION DESCRIPTION

Rathdrum is one of North Idaho's fastest-growing cities, positioned at the crossroads of Highway 53 and Highway 41 with direct connectivity to Coeur d'Alene, Post Falls, and the greater Spokane metro. Once a quiet railroad town, Rathdrum has evolved into a hub for residential growth and commercial development while maintaining its small-town identity and strong community roots. New housing developments, expanding retail corridors, and a growing population have created steady demand for commercial and industrial space. Beyond its growth trajectory, Rathdrum offers business owners the advantages Idaho is known for – no state corporate income tax on pass-through entities, business-friendly regulations, and operating costs well below national averages. The city sits minutes from I-90, Spokane International Airport, and the regional labor pool of Kootenai and Spokane counties. Surrounded by lakes, mountains, and year-round outdoor recreation, Rathdrum attracts both residents and entrepreneurs looking for affordability, quality of life, and room to grow. For investors and owner-occupants alike, Rathdrum represents one of North Idaho's strongest emerging markets.



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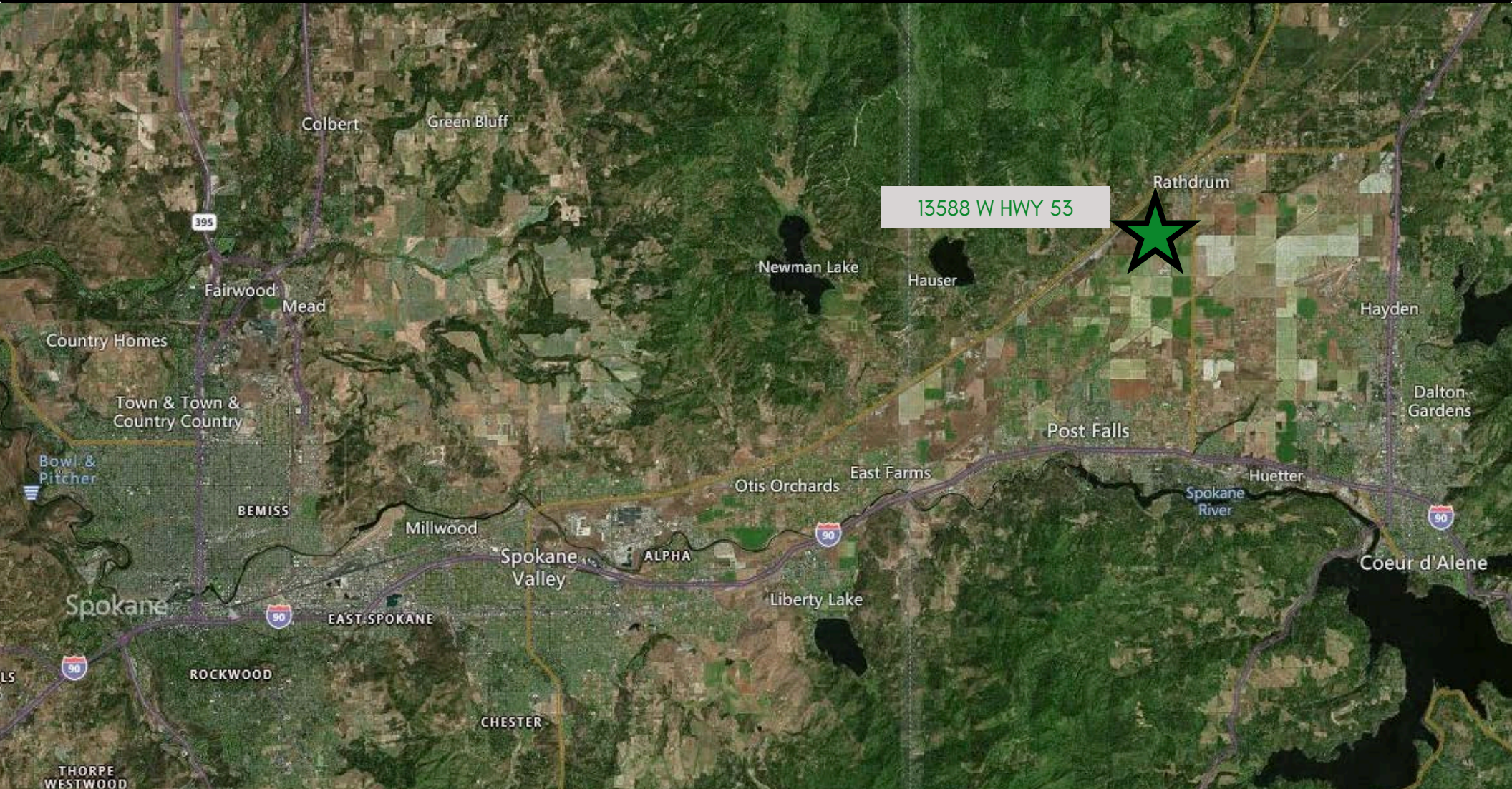
COUNTY: KOOTENAI

POPULATION GROWTH: One of Idaho's fastest-growing small cities with steady residential and commercial expansion

TOURISM & LIFESTYLE: Gateway to lakes, mountains, and year-round outdoor recreation in a family-friendly community

ACCESSIBILITY: Located at the Hwy 41/53 interchange, minutes from I-90 and Spokane International Airport

LOCATION



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