

# FOR SALE COMMERCIAL PAD

7131 E SUPER 1 LOOP  
ATHOL, ID 83801



## PROPERTY HIGHLIGHTS

- Lot Size: ± 0.45 Acre
- City Water, City Sewer, Natural Gas, Electricity, and Telephone all available
- Average Traffic Count:
  - 17,000 - 22,000 VPD
- All utilities on-site
- Seller would consider Financing, Build to Suit, or Ground Lease

## PROPERTY OVERVIEW

Great opportunity in the path of progress with a rich traffic count of around 20,000 VPD. Commercial pad anchored by Super 1 Foods, AutoZone, P1FCU, 76 Gas Station, Tractor Supply Co., Northwest Specialty



**SALE PRICE \$335,000**

**CHRIS BELL, SIOR**

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**LEO NOTAR**

(208) 660-2500  
Business Properties

**NAI Black**

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naiblack.com 509 623 1000

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