

# FOR SALE



## INVESTMENT OPPORTUNITY

**SALE PRICE:** \$450,000  
**Parcel Number:** RPL00160010100A  
**Land Size:** ±1.78 acres (±78,321 SF)

Discover the potential of this ±1.78-acre parcel located at 1134 Bryden Avenue, Lewiston, ID 83501. This strategically positioned lot boasts two street access points—frontage on Airway and deeded access to Bryden Avenue—ensuring excellent visibility and accessibility.

Zoned for multi-family housing development, this property is ideal for investors and developers looking to capitalize on the growing demand for residential options in the area. Additionally, there's commercial potential, subject to city processes, making this site versatile for various development projects.

With high traffic visibility from multiple area arterials, this prime location offers an exceptional opportunity to create a thriving community space or commercial venture.

## ±1.78 ACRES FOR SALE

1134 Bryden Avenue  
Lewiston, ID 83501

VIEW LOCATION



**SHELLEY BENNETT**

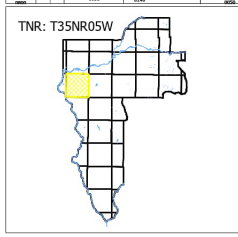
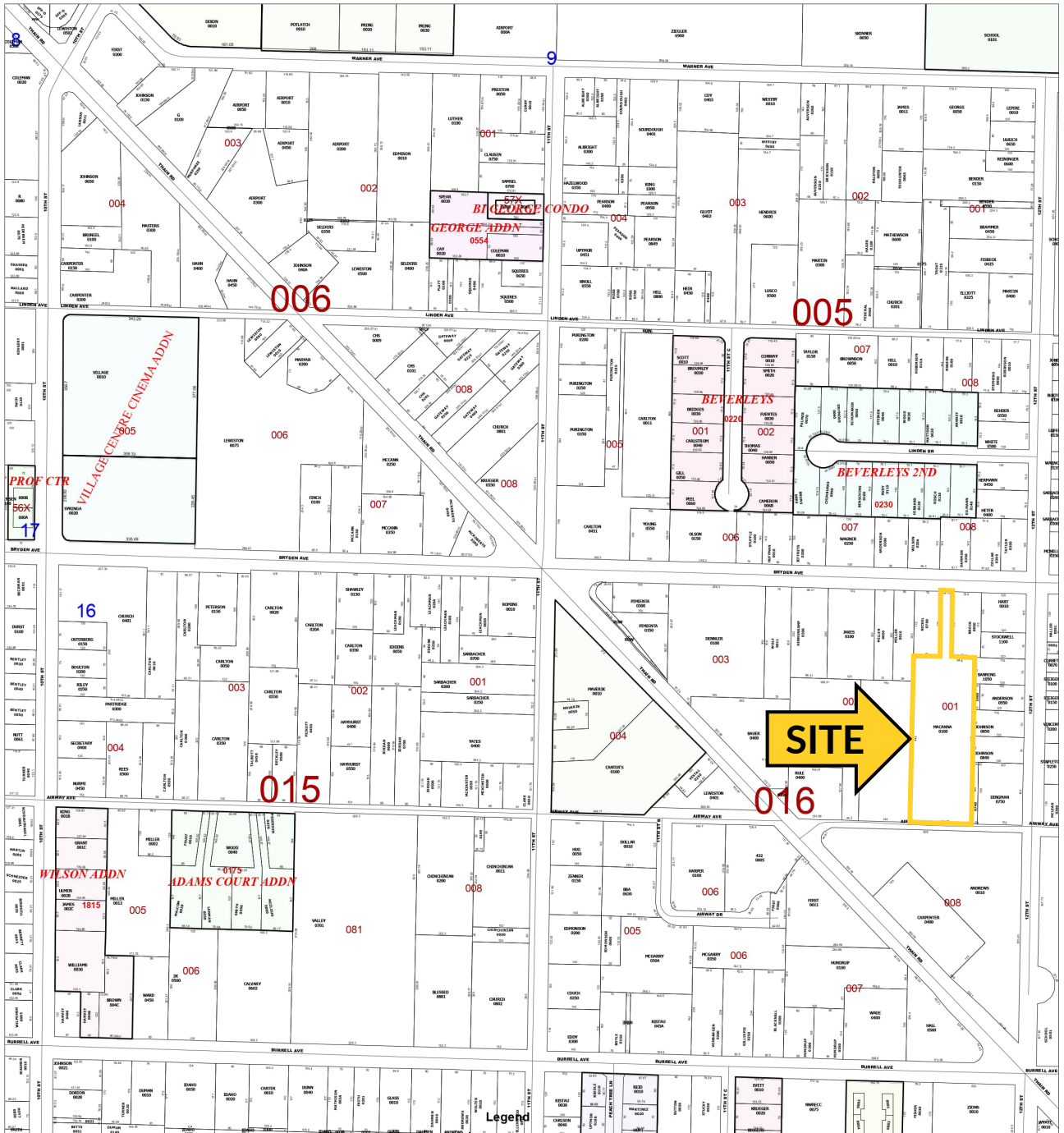
208.301.1623

Shelley.bennett@kiemlehagood.com

**KIEMLE  
HAGOOD**

# SITE MAP

1134 Bryden Avenue  
Lewiston, ID 83501



TNR: T35NR05W

15-A	16-B	17-A	18-B	19-A	20-B	21-A	22-B	23-A	24-B	25-A	26-B	27-A	28-B	29-A	30-B	31-A	32-B	33-A	34-B	35-A	36-B	37-A	38-B	39-A	40-B	41-A	42-B	43-A	44-B	45-A	46-B	47-A	48-B	49-A	50-B	
15-B	16-A	17-B	18-A	19-B	20-A	21-B	22-A	23-B	24-A	25-B	26-A	27-B	28-A	29-B	30-A	31-B	32-A	33-B	34-A	35-B	36-A	37-B	38-A	39-B	40-A	41-B	42-A	43-B	44-A	45-B	46-A	47-B	48-A	49-B	50-A	
17-A	18-A	19-A	20-A	21-A	22-A	23-A	24-A	25-A	26-A	27-A	28-A	29-A	30-A	31-A	32-A	33-A	34-A	35-A	36-A	37-A	38-A	39-A	40-A	41-A	42-A	43-A	44-A	45-A	46-A	47-A	48-A	49-A	50-A			
17-B	18-B	19-B	20-B	21-B	22-B	23-B	24-B	25-B	26-B	27-B	28-B	29-B	30-B	31-B	32-B	33-B	34-B	35-B	36-B	37-B	38-B	39-B	40-B	41-B	42-B	43-B	44-B	45-B	46-B	47-B	48-B	49-B	50-B			
23-A	24-A	25-A	26-A	27-A	28-A	29-A	30-A	31-A	32-A	33-A	34-A	35-A	36-A	37-A	38-A	39-A	40-A	41-A	42-A	43-A	44-A	45-A	46-A	47-A	48-A	49-A	50-A									
23-B	24-B	25-B	26-B	27-B	28-B	29-B	30-B	31-B	32-B	33-B	34-B	35-B	36-B	37-B	38-B	39-B	40-B	41-B	42-B	43-B	44-B	45-B	46-B	47-B	48-B	49-B	50-B									
33-A	34-A	35-A	36-A	37-A	38-A	39-A	40-A	41-A	42-A	43-A	44-A	45-A	46-A	47-A	48-A	49-A	50-A																			
33-B	34-B	35-B	36-B	37-B	38-B	39-B	40-B	41-B	42-B	43-B	44-B	45-B	46-B	47-B	48-B	49-B	50-B																			
35-A	36-A	37-A	38-A	39-A	40-A	41-A	42-A	43-A	44-A	45-A	46-A	47-A	48-A	49-A	50-A																					
35-B	36-B	37-B	38-B	39-B	40-B	41-B	42-B	43-B	44-B	45-B	46-B	47-B	48-B	49-B	50-B																					
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35-B	36-B	37-B	38-B	39-B	40-B	41-B	42-B	43-B	44-B	45-B	46-B	47-B	48-B	49-B	50-B																					

Legend

- City
- 4WD
- DIRT
- GRAVEL
- PAVED
- TOWNSHIP
- subdiv\_names
- parcels 1:100
- SECTION
- LAKES

Map Name: 28-B

Section: 16

Qtr: NW

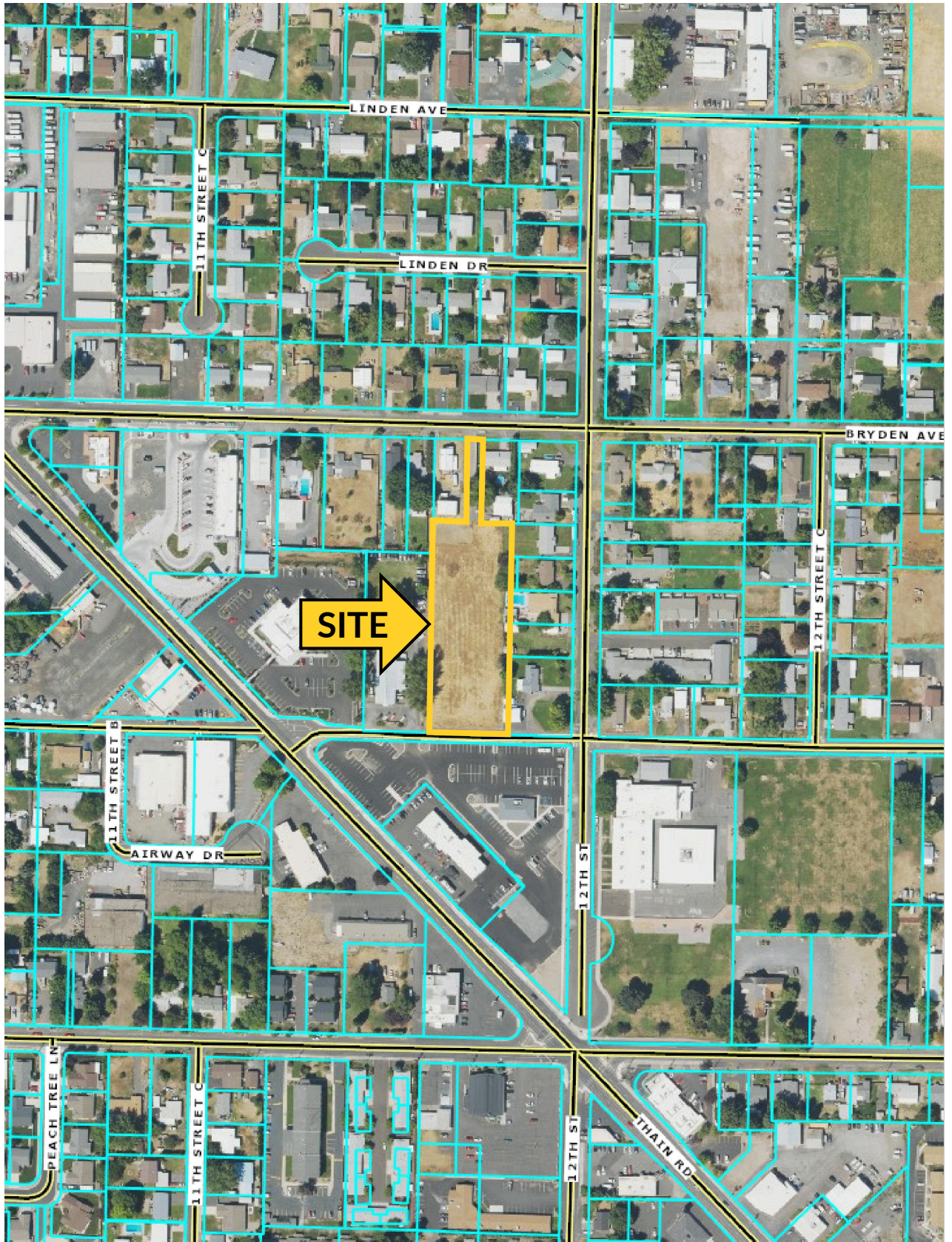
1 inch = 100 feet

0 0.0125 0.025 0.05 Miles

Map Date: September 21, 2012

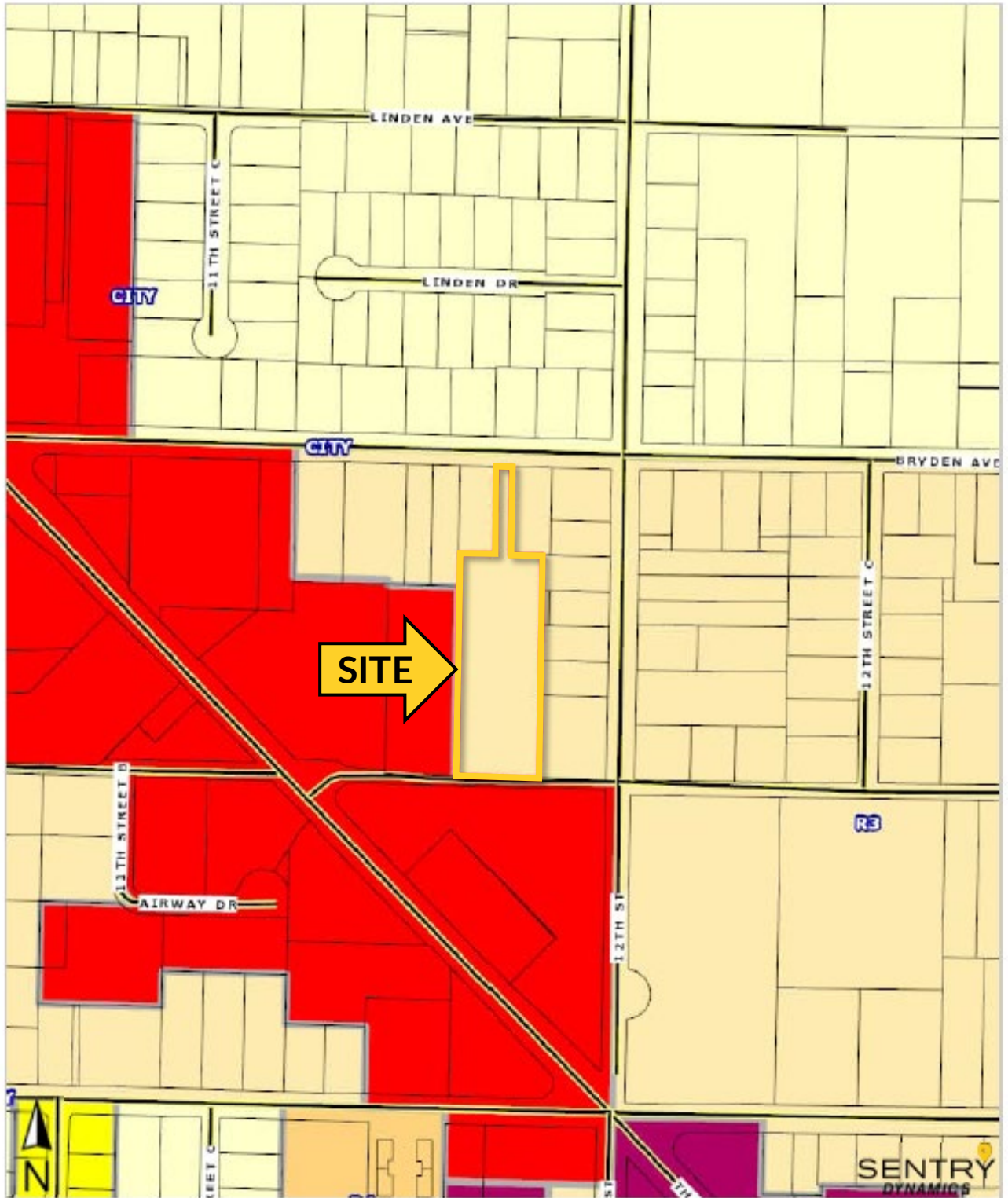
# SITE MAP

1134 Bryden Avenue  
Lewiston, ID 83501



# ZONING MAP

1134 Bryden Avenue  
Lewiston, ID 83501



 **TitleOne**  
a title & escrow co.

### Zoning

This map/plot is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# SURROUNDING AREA

## NEZ PERCE PLAZA



2024 DEMOS	1 MILE	3 MILES	5 MILES
Population	6,994	27,930	49,962
Average HHI	\$92,630	\$98,657	\$95,069
Median Age	43	41.5	41.2
Daytime Demos	4,080	17,035	37,247

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