

LAND FOR SALE



DEVELOPMENT LAND AVAILABLE FOR SALE

5933 W Highway 53
Rathdrum, DI 83858

CRAIG HUNTER, CCIM

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This 0.95 acre commercial parcel is zoned C-2 in the City of Rathdrum. All services, including sewer are to the site and this project is "shovel ready". The Owner has installed all infrastructure including the removal of all topsoil and the commercial approach off Highway 53 with a value of approximately \$450,000. Highway 53 is a major arterial from Rathdrum to Highway 95. Rathdrum is one of the fastest growing cities in Idaho.

SALE DETAILS

Purchase Price:	\$528,281
Land Area:	±0.95 Acres
Parcel #:	RL8560080010
Zoning:	C-2
Power:	Yes
Sewer:	Yes
Use:	Retail/Office
Frontage:	Highway 53

TRAFFIC COUNT

Highway 53	±7,458 ADT
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