

FOR SALE

RETAIL CORNER

NNA NAGLE LANE - RATHDRUM, ID



SIGNALIZED INTERSECTION

NAGLE LANE

HIGHWAY 41

PROPERTY HIGHLIGHTS

- .96 ACRES (41,761 SF)
- NEW SIGNALIZED INTERSECTION
- HWY 41 AVERAGES OVER 12,500 VEHICLES PER DAY
- RATHDRUM IS 7TH FASTEST GROWING CITY IN IDAHO
- 6.5 MILES TO I-90

PRICE: \$647,000 (\$15.49/SF)



DONNIE MURRELL
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donnie@7foldrealty.com

DON MURRELL SR
208-660-5583
gdmurrell@yahoo.com

**BERKSHIRE
HATHAWAY** | JACKLIN
REAL ESTATE

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY

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PROPERTY FEATURES

- PARCEL NO. - R600000A002A
- UTILITIES - WATER, SEWER, GAS, & DATA
- ZONING - COMMERCIAL (C-1 General Commercial District)
- PERMITTED USES - BANK, RETAIL STORE, OFFICE, RESTAURANT
- 2022 TAXES - \$1,445.70



7FOLD
REALTY
ADVISORS

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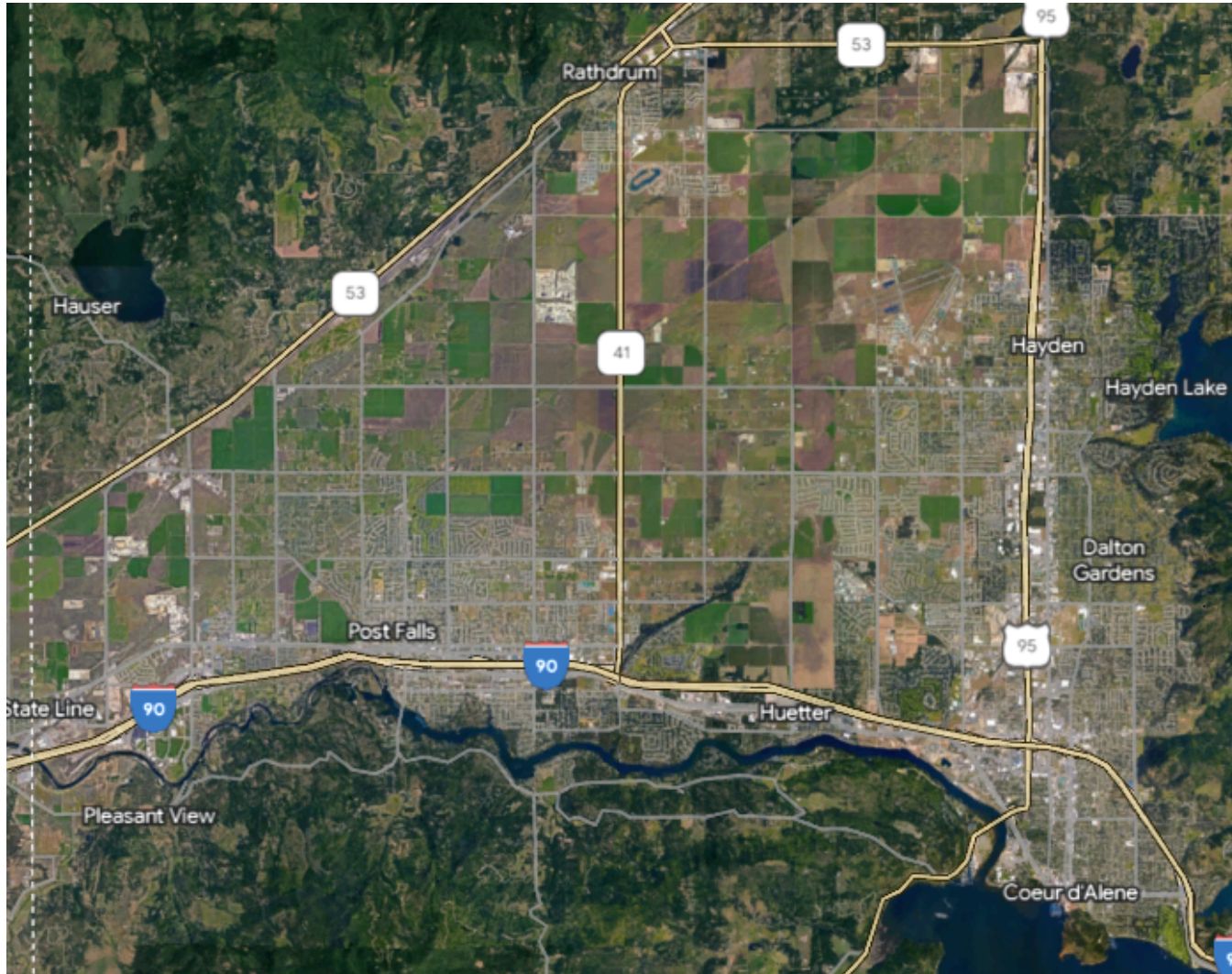
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