

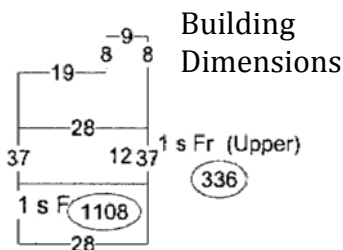
Bank Owned 0.85 Acre Corner Lot



10812 N. Government Way, Hayden

Great visibility corner lot located at the northeast corner of Lacey and Government Way. The lot is .85 acres and is zoned commercial. The building on the lot is 1444 square feet and in need of exterior improvements. However, the interior of the building is in decent shape. The lot is priced without consideration for the various improvements.

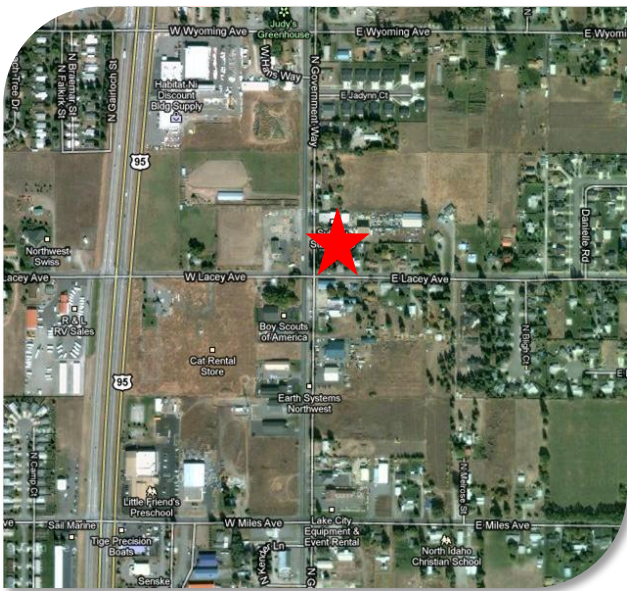
**Bank Owned and Priced
for a Quick Sale
at \$149,000**



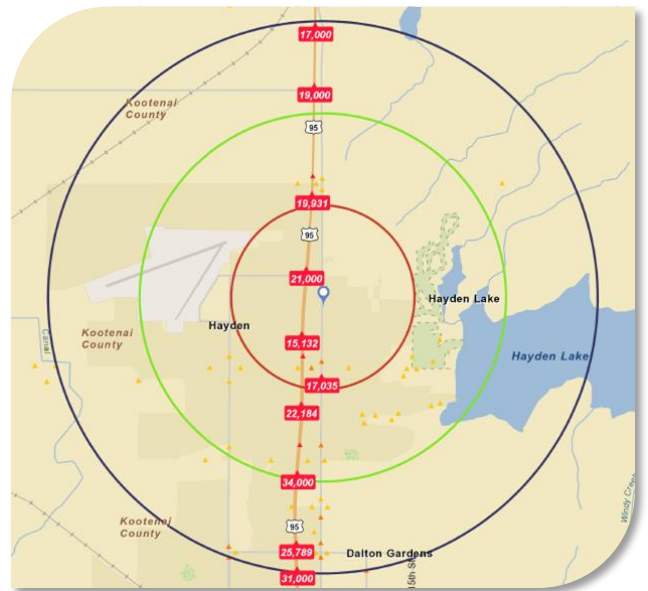
AERIAL VIEW



SATELLITE VIEW



TRAFFIC COUNTS



PARCEL:

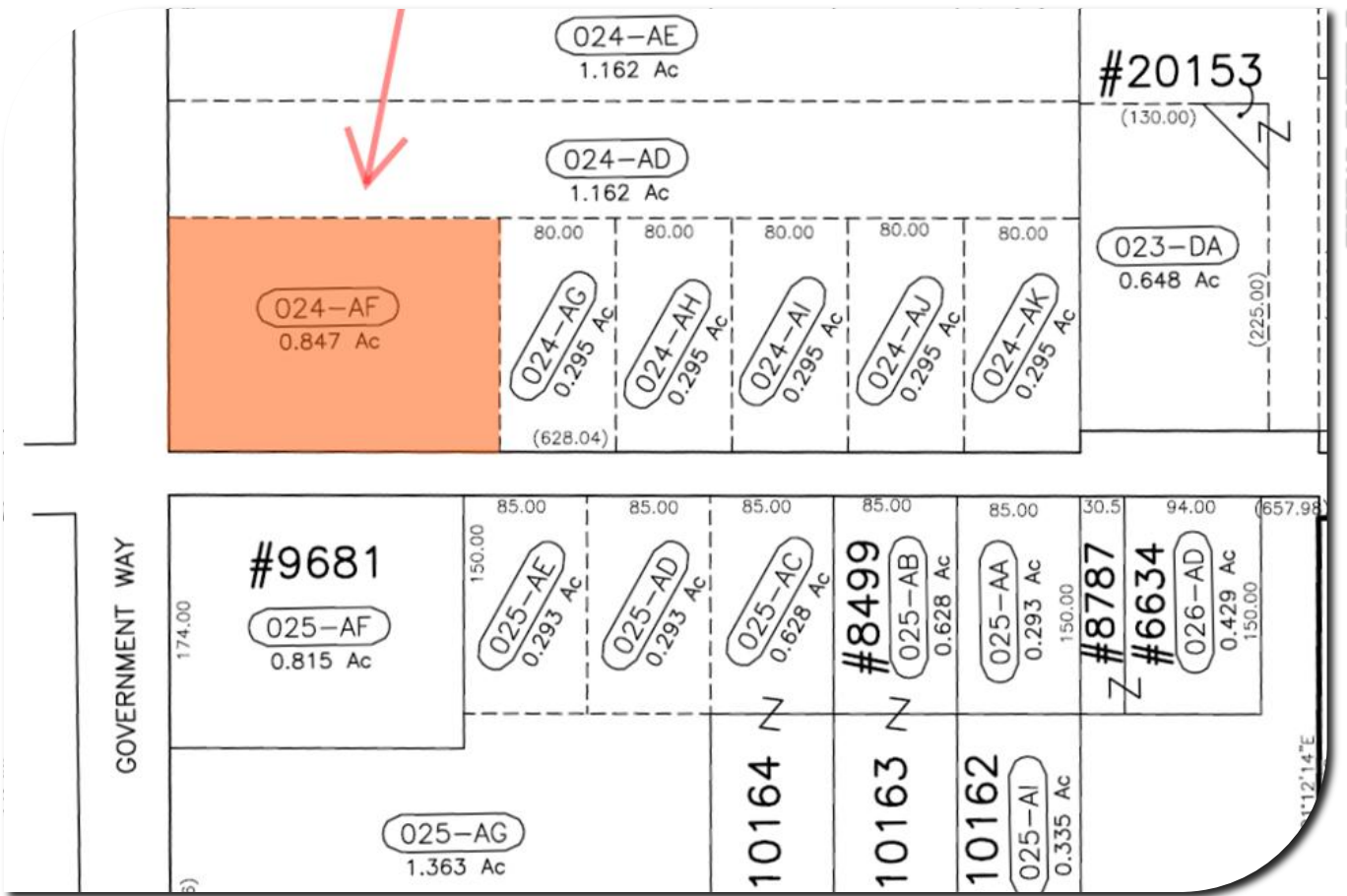
#: H045013024AF

TAX ID:

#: 142009

Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



ZONING MAP



ZONING OVERLAY

LEGAL DESCRIPTION:

AVONDALE TR, S2-S2-TR 24 EX
 E 400' HAYDEN URD BASE
 YEAR 2005

ZONING:

Red: COMMERCIAL
 Yellow: MULTI-FAMILY