

REO *BRING ALL OFFERS

EXECUTIVE SUMMARY



46821 5 Hwy 95, Sagle, Idaho

Perfect for retail/service business, this property consists of 2 lots totaling 2.25 acres, zoned commercial, in the town of Sagle, 5 miles south of Sandpoint, Idaho. Improvements on the property include a 1,872 square foot block sales office built in 1985. This office has been used as a showroom, parts room and office. There was a 6,336 square foot addition built in 2005. This new building is pole frame construction with metal siding, two gas heaters and 8 roll up doors. Excellent signage and exposure on Highway 95 with approximately 300 feet of frontage.

Price Reduced At

\$385,000



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Data is deemed reliable, no warranties or representations expressed or implied. Broker not responsible for changes, errors, omissions, or prior sale without notice.





Service Center



Service Center: 1 of 4 Service Bays



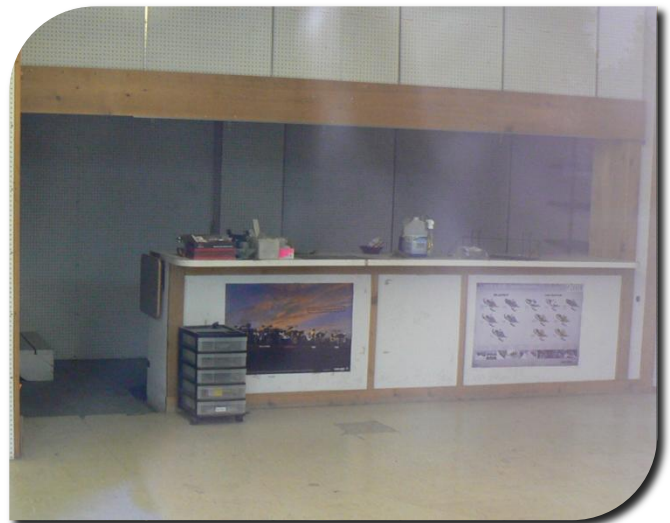
Service Center



Sales Office



Entire Complex Looking Northeast



Front Counter: Sales Office



High Visibility Sign



Looking Southeast from US 95



Back of property looking towards Hwy 95



Northeast Corner of Property

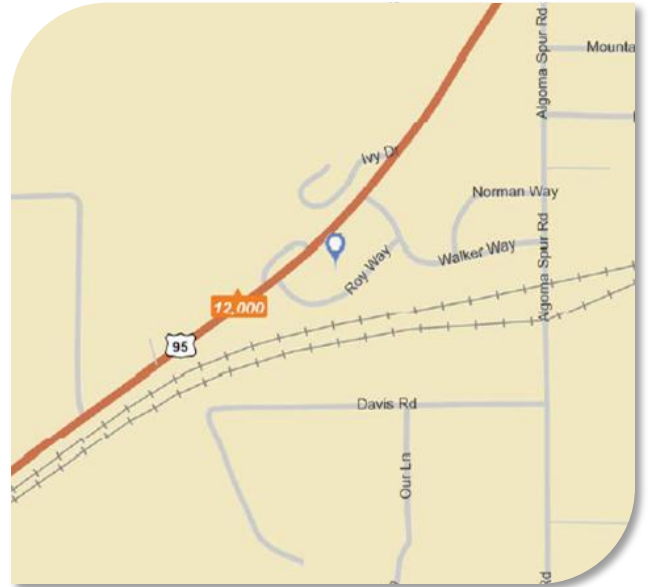


Looking South

AERIAL VIEW



TRAFFIC COUNTS



SATELLITE VIEW



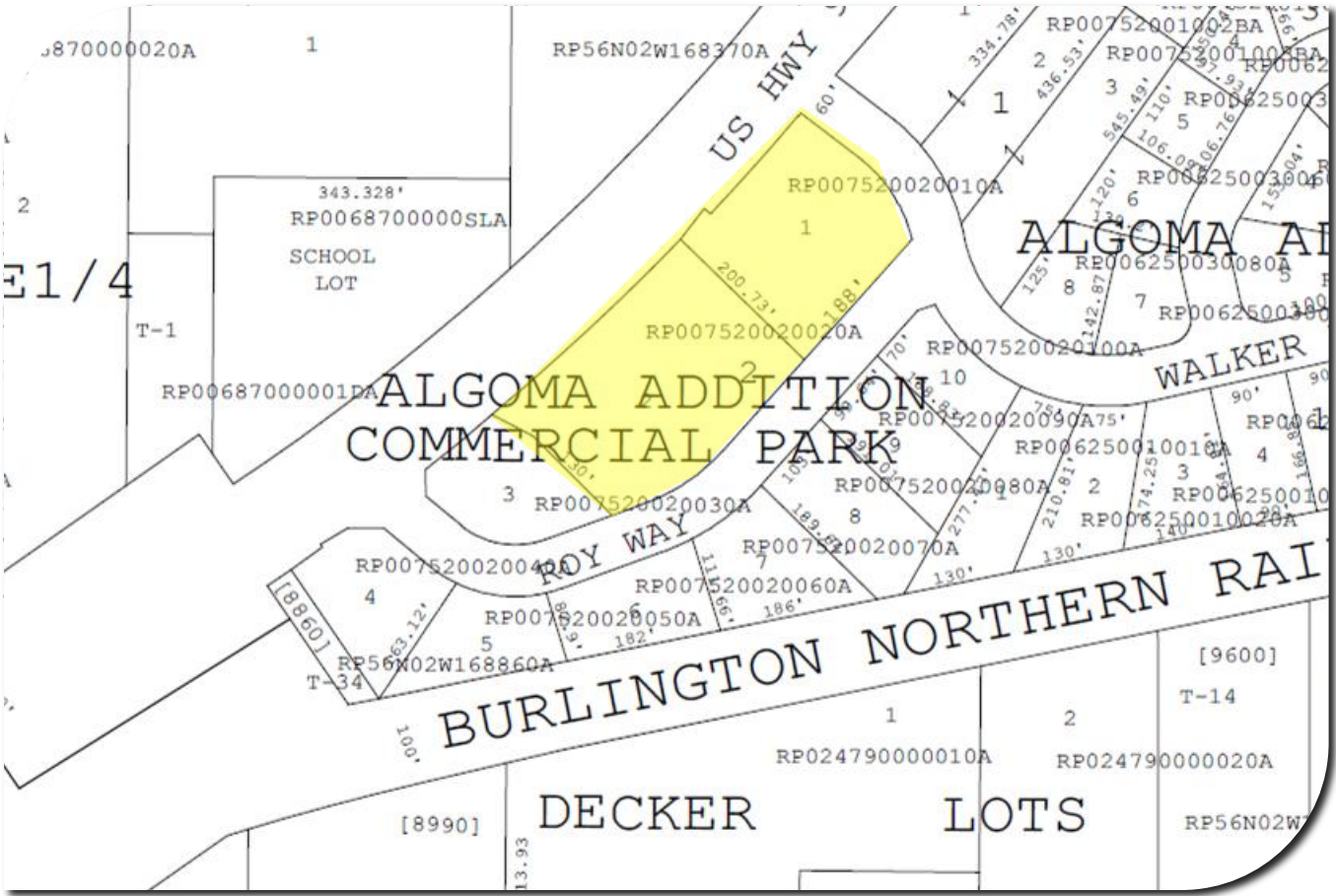
PARCEL:

#: RP007520020010A

#: RP007520020020A

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



LEGAL DESCRIPTION:

16-56N-2W ALGOMA ADDITION,
 BLK 2 LOT 1 COMMERCIALPARK,
 NORTH IDAHO MOTOR SPORTS,
 BLK 2 LOT 2 COMMERCIALPARK,
 ALGOMA MINI MART,

ZONING:

Purple: SUBURBAN
 Blue: COMMERCIAL
 Pink: R-5