

Available for Sale, Lease
or Build-to-Suit
Sagle Center



Hwy 95 & Sagle Road Sagle, ID

Property Features:

- Highway 95 Frontage!
- Total Lot Size: 20.83 Acres ±
- Great Restaurant, Grocery Store & Motel Location
- Owner will Ground Lease or Build-to-Suit
- Just a Few Minutes to Downtown Sandpoint
- Traffic Counts (ADT):
Hwy 95: 10,000+
- Demographics:
Population
Within 1 Mile: 318
Within 3 Miles: 3,181

For More Information, Contact:

Chris Bell, SIOR

509.622.3538

cbell@naiblack.com

Sales Price:

Frontage Lots: \$6.50/SF

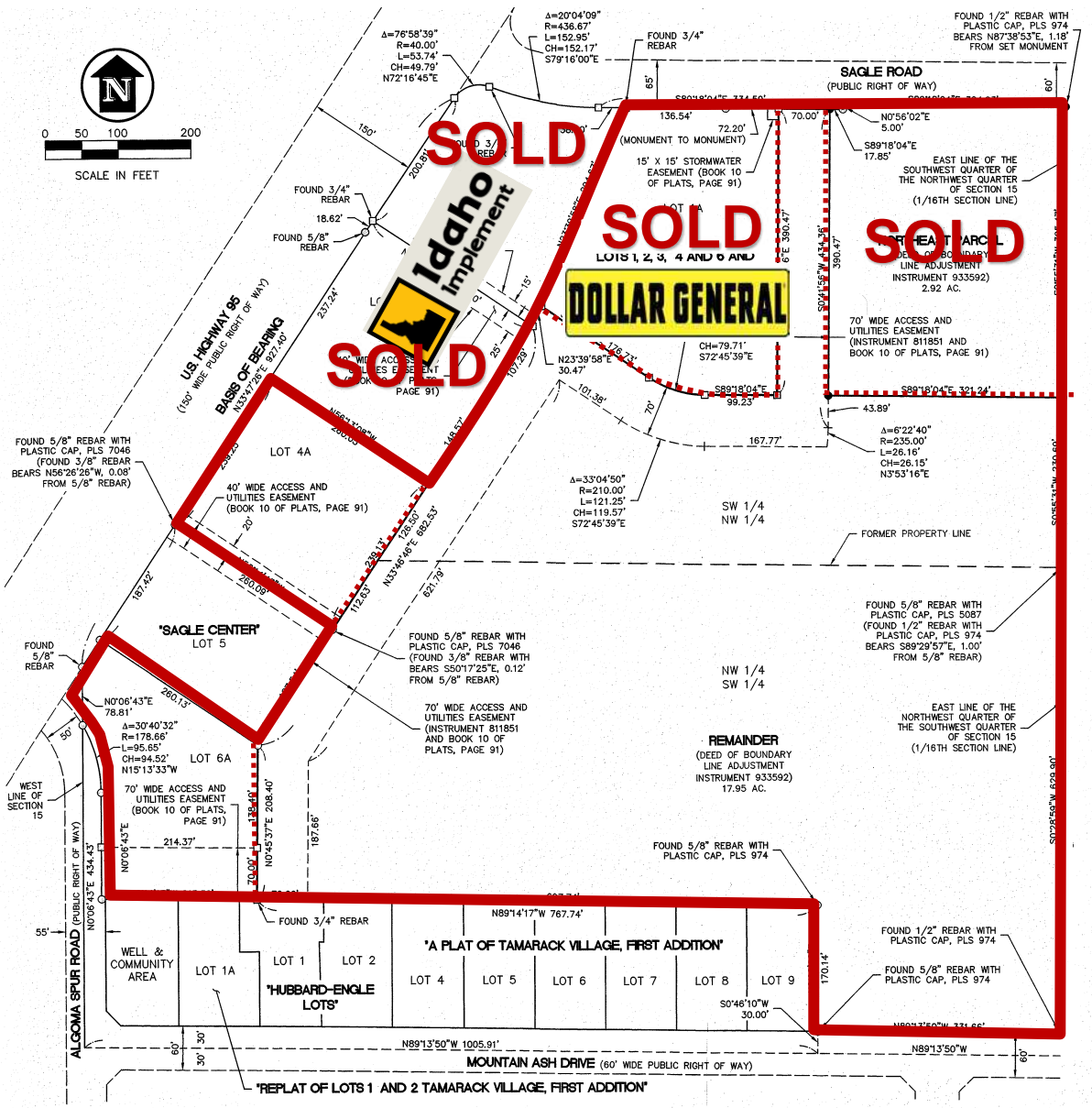
Unplatted Parcels: \$2.50/SF

Entire 20.83 Acre ± Site: \$2,770,198.20

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Utilities

Water: Exterior Lots from Hwy 95 & Sagle Have Access

Sewer: On-Site Septic

Natural Gas: Hwy 95 & Sagle Road (Avista)

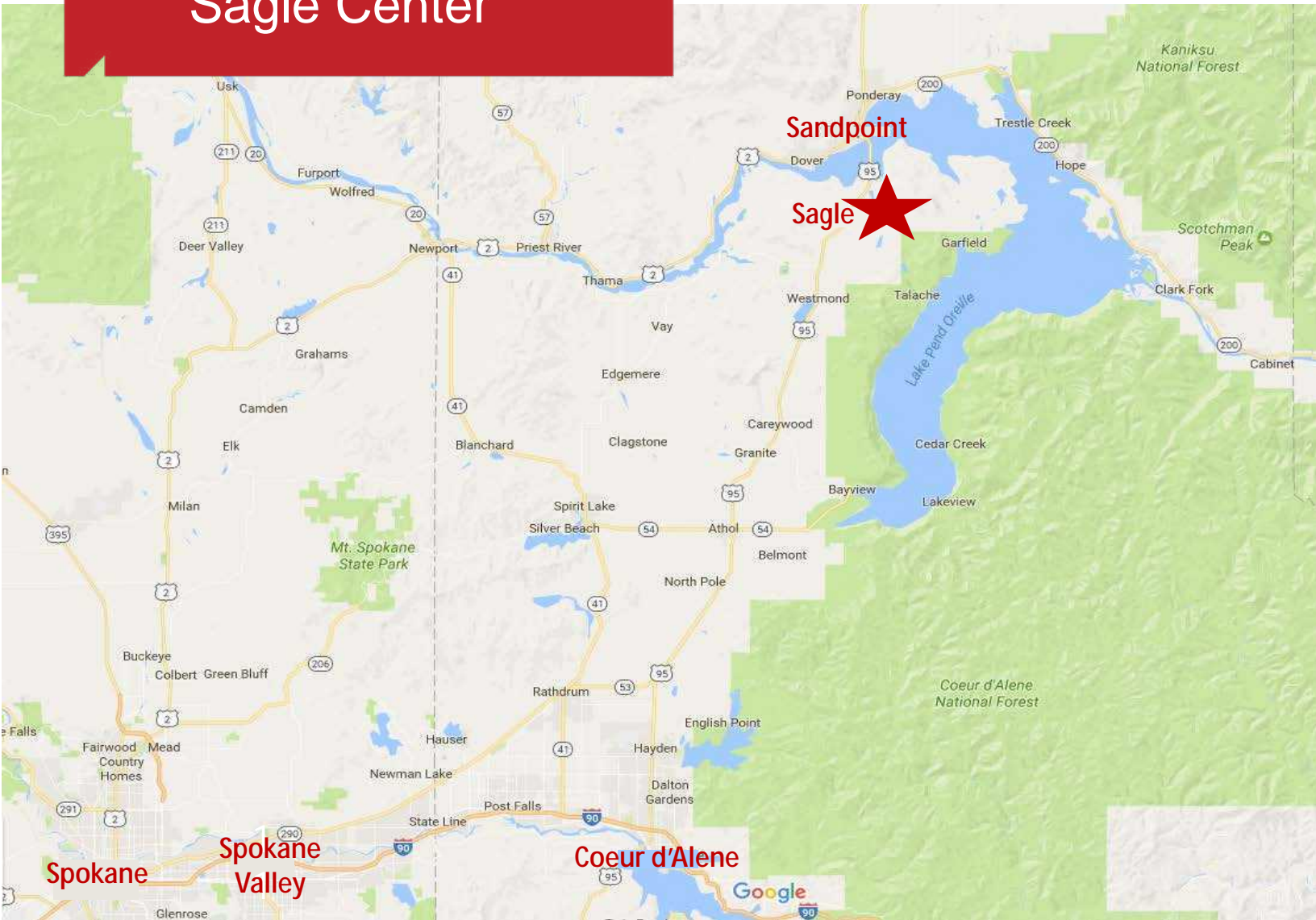
Power: Available to the Exterior Lots

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