



0 Old Diamond Mill Rd

Oldtown, Idaho 83822

Property Highlights

- Great Opportunity for Retail Center, Lodging, Motor Fuel Store, Fast Food/QSR, Marine Dealership/Storage/Services
- Located in Growing Commercial Core of Oldtown
- Also Servicing Newport, WA and Priest River, ID
- Well Traveled Gateway to Lake Resort Communities on Priest Lake and Pend Oreille
- Zoned Commercial Property
- Will Consider Ground Lease
- Two Parcels (can be sold separately): Parcel 2 - 0.53 Acres \$255,000
Parcel 3 - 1.49 Acres \$520,000
Total: 2.02 Acres
- Water, Sewer, Electric, Phone/Fiber Optic ISP Stubbed to the Property
- 3 Phase Power Available to the Site
- Loop Access Easement to both Parcels off Old Diamond Mill Road
- Old Diamond Mill Rd Access State Hwy 2 aka Selkirk Loop
- Highly Visible to Hwy 2
- Access to Pend Oreille River with Municipal Boat Launch Nearby
- Traffic Count on Hwy 2: 11,500 VPD ±
- Adjacent Tenant: Nomad Coffee, Recorded CC&R'S in Place Dated August, 2022
- Nearby Tenants: Selkirk ACE Hardware, O'Reilly Auto Parts, Family Dollar, Tractor Supply, Super 1 Foods, Albeni Falls Building Supply

**Sale Price: Lot 2 \$255,000
Lot 3 \$520,000**



For more information

Stephen Pohl

O: 509 622 3568
spohl@naiblack.com

For Sale
Land

NAI Black



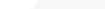
Oldtown, ID



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Spokane, WA 99201
509 623 1000 tel
naiblack.com

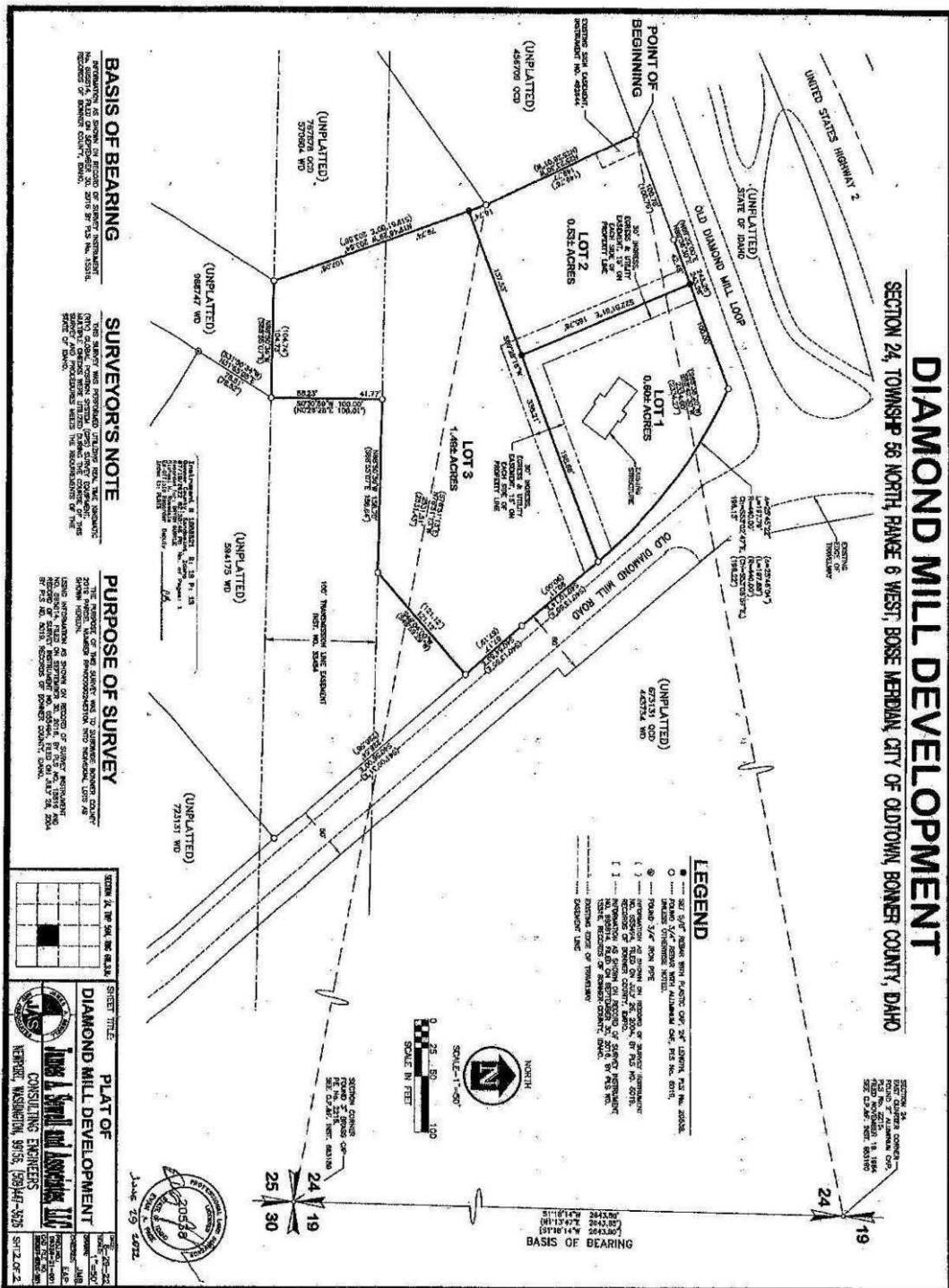
For Sale Land

The logo consists of the letters "NAB" in a bold, black, sans-serif font. The letter "A" has a diagonal red stripe running from its top-left corner to its bottom-right corner.

DIAMOND MILL DEVELOPMENT

SECTION 24, TOWNSHIP 56 NORTH, RANGE 6 WEST; BOISE MERIDIAN, CITY OF OLDTOWN, BONNER COUNTY, DAHC

SECTION 24
EAST QUARTER CORNER -
ROUND 27 ALLEGRA CREEK
PLS NO. 2215
FILED NOVEMBER 19, 1919
SEE CLP AF. 80310

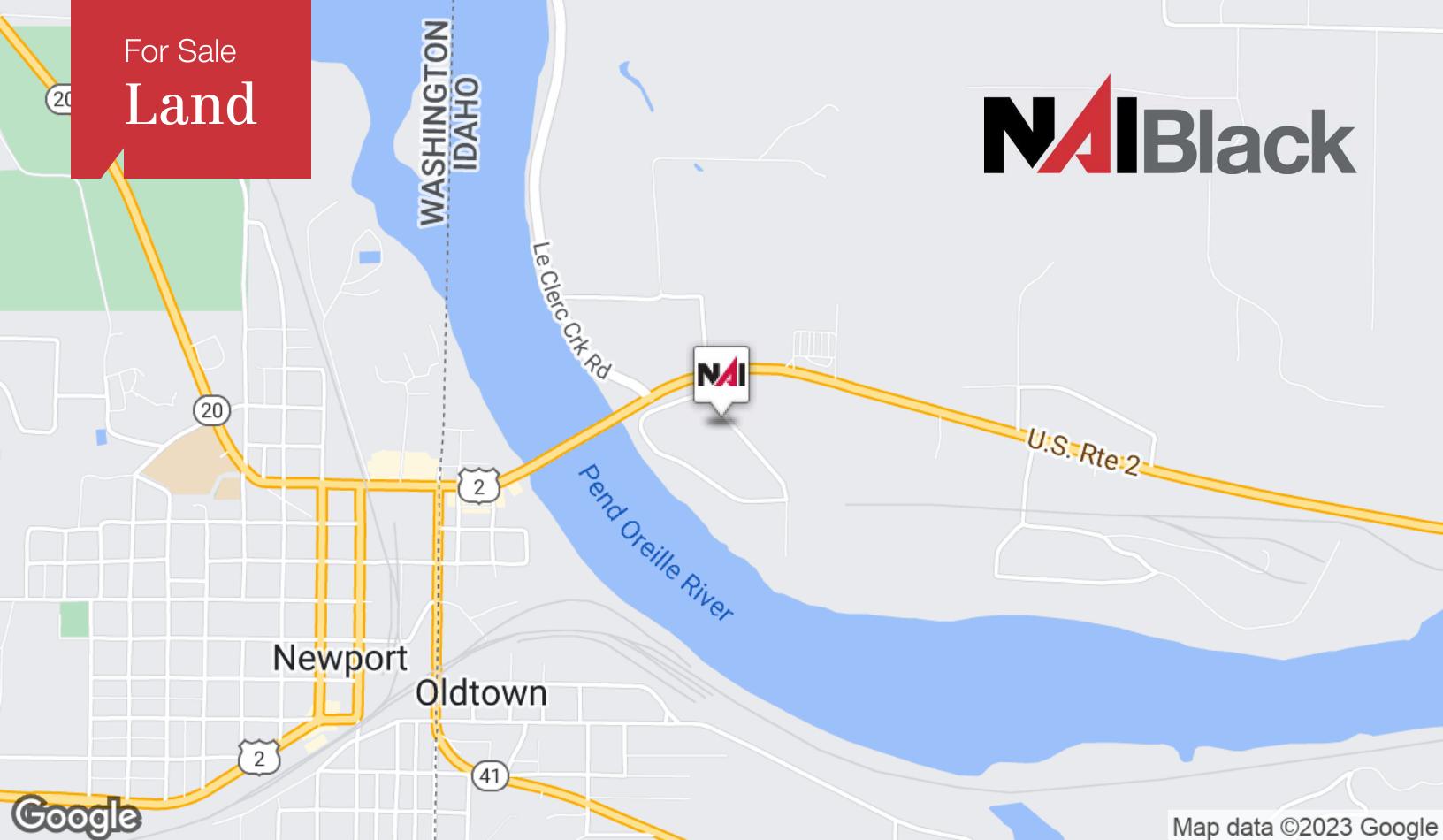


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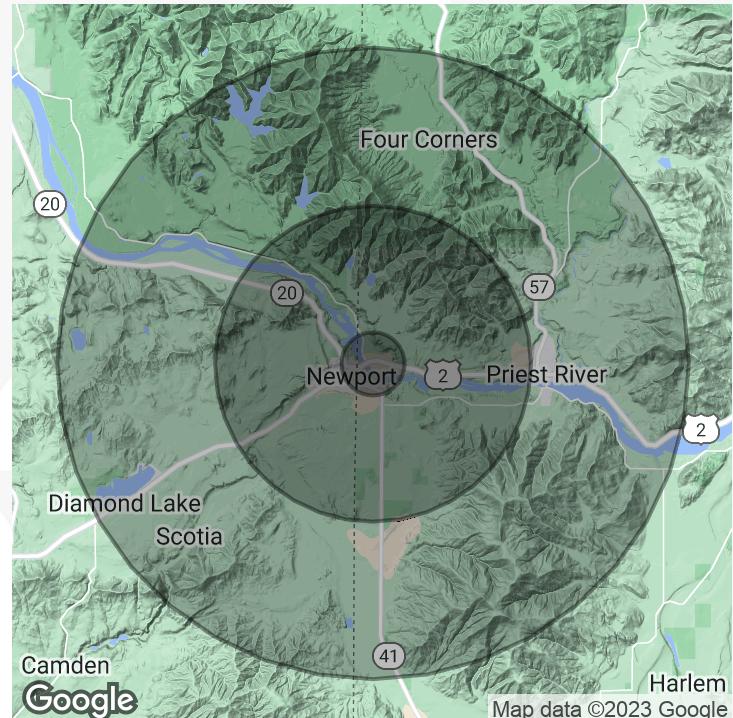
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Population	1 Mile	5 Miles	10 Miles
Total Population	4,216	5,973	13,275
Average Age	45.2	46.4	48.5
Average Age (Male)	45.1	48.8	47.5
Average Age (Female)	55.5	55.0	51.7

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,720	2,453	5,503
# of Persons per HH	2.40	2.40	2.39
Average HH Income	\$60,158	\$60,780	\$69,192
Average House Value	\$166,156	\$186,157	\$221,655

* Demographic data derived from Esri forecast for 2022



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