

For Sale
Land

Newport, WA

NAIBlack



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

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No warranty or representation, expression or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change or price, rental or other conditions, prior to sale, lease, financing, or withdrawal without notice, and of special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein or any to be implied.

801 W. Riverside Avenue, Suite 300
Spokane, WA 99201
509 623 1000 tel
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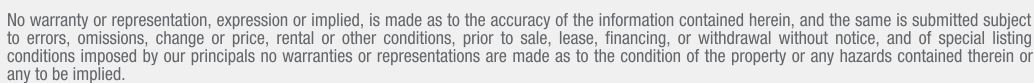


Oldtown, ID



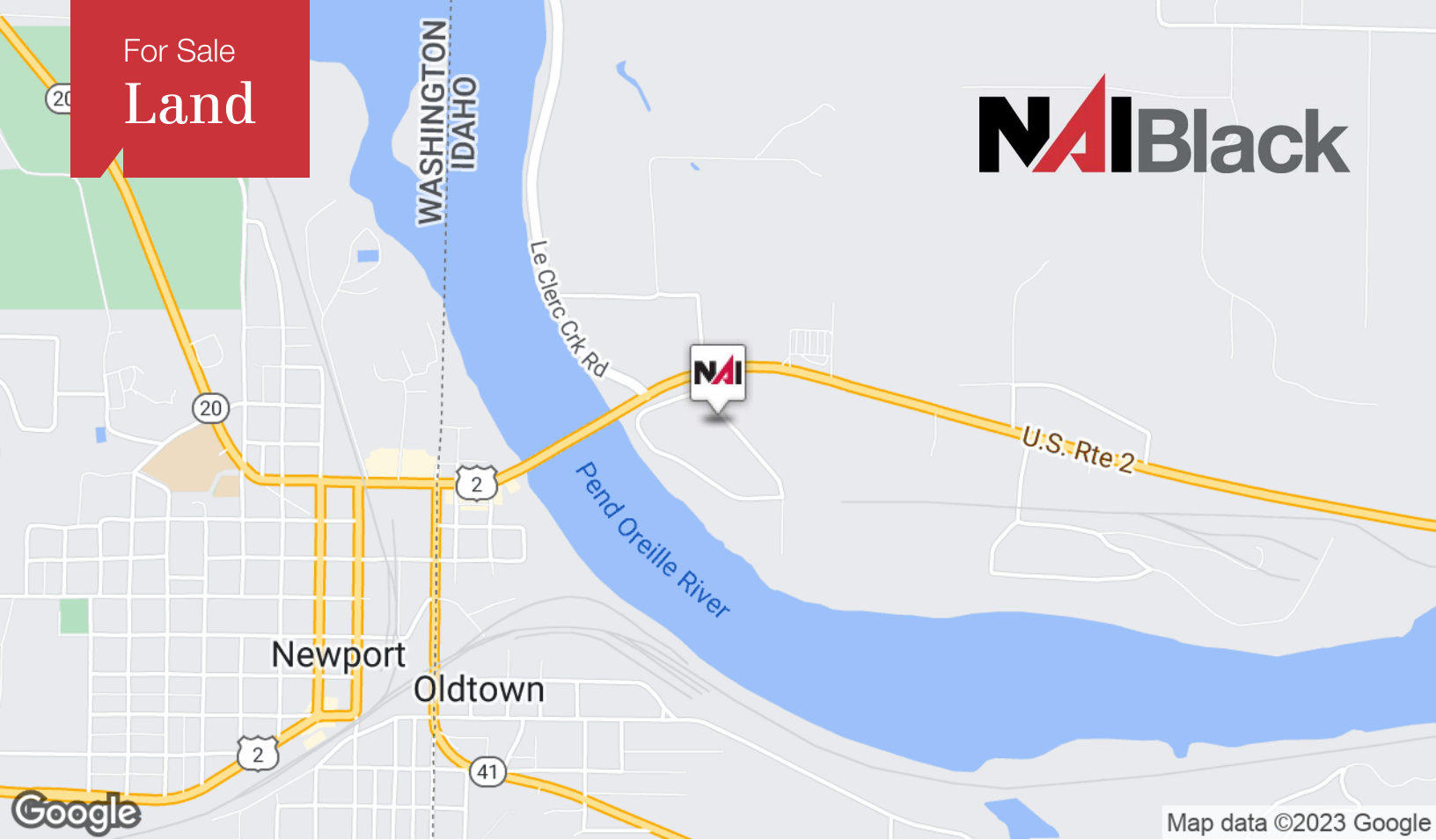
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Pend Oreille

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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

