

# LAND FOR SALE



## DEVELOPMENT LAND AVAILABLE FOR SALE

5851 W Highway 53  
Rathdrum, DI 83858

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HAGOOD**

This 2.95 acre commercial parcel is zoned C-2 in the City of Rathdrum. All services, including sewer are to the site and this project is "shovel ready". The Owner has installed all infrastructure including the removal of all topsoil and the commercial approach off Highway 53 with a value of approximately \$450,000. Highway 53 is a major arterial from Rathdrum to Highway 95. Rathdrum is one of the fastest growing cities in Idaho.

## SALE DETAILS

Purchase Price: \$1,640,452  
Land Area: ±2.95 Acres  
Parcel #: RL8560080020  
Zoning: C-2  
Power: Yes  
Sewer: Yes  
Use: Retail/Office  
Frontage: Highway 53

## TRAFFIC COUNT

Highway 53 ±7,458 ADT



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