

PRIME LAND/INVESTMENT OPPORTUNITY
— HAYDEN AVE DEVELOPMENT —

534 W HAYDEN | HAYDEN, IDAHO 83835

TOK
COMMERCIAL

DREW ULRICK

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DETAILS

LOT SIZE: 2.42 AC
BUILDING SIZES: House - 1,356 SF
Mini Storage - 18,528 SF
PROPERTY TYPE: Land/Industrial/Self-Storage
ZONING: Commercial (C)
SALE PRICE: **\$1,500,000**



HIGHLIGHTS

- Fully leased mini storage
- 2.4 acres of commercial land
- Leased single family house
- Owner occupant or investment opportunity
- Net Operating Income - \$62,500



CONTACT

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GREAT SITE CAPABILITIES WITH ACCESS TO
HIGHWAY 95



1 MILE RADIUS



POPULATION
7,382



TOTAL RETAIL EXPENDITURE
\$146.52M



AVG. HOUSEHOLD INC.
\$89,467

3 MILE RADIUS



POPULATION
43,210



TOTAL RETAIL EXPENDITURE
\$907.52M



AVG. HOUSEHOLD INC.
\$113,731

5 MILE RADIUS



POPULATION
81,352



TOTAL RETAIL EXPENDITURE
\$1.68B



AVG. HOUSEHOLD INC.
\$103,737

TOK

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SITE

32,845 VPD

HAYDEN LAKE

