

COMMERCIAL/INDUSTRIAL OPPORTUNITY

7880 W BOEKEL RD

RATHDRUM, ID | 83858



SALE PRICE **\$650,000**

TOK COMMERCIAL
REAL ESTATE



DANNY DAVIS / 208.691.6003 / danny@tokcommercial.com

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



7880 W BOEKEL RD

(UNDER CONTRACT)

Property Address

7880 W Boekel Rd
Rathdrum, ID 83858

Lot Size	0.77 Acres
Building Size	4,800 SF
Property Type	Commercial/Industrial
Dimensions	95'x50'
# of Grade Doors	3
Clear Height	18'
Power	3 Phase; 200 Amps
Sale Price	\$650,000

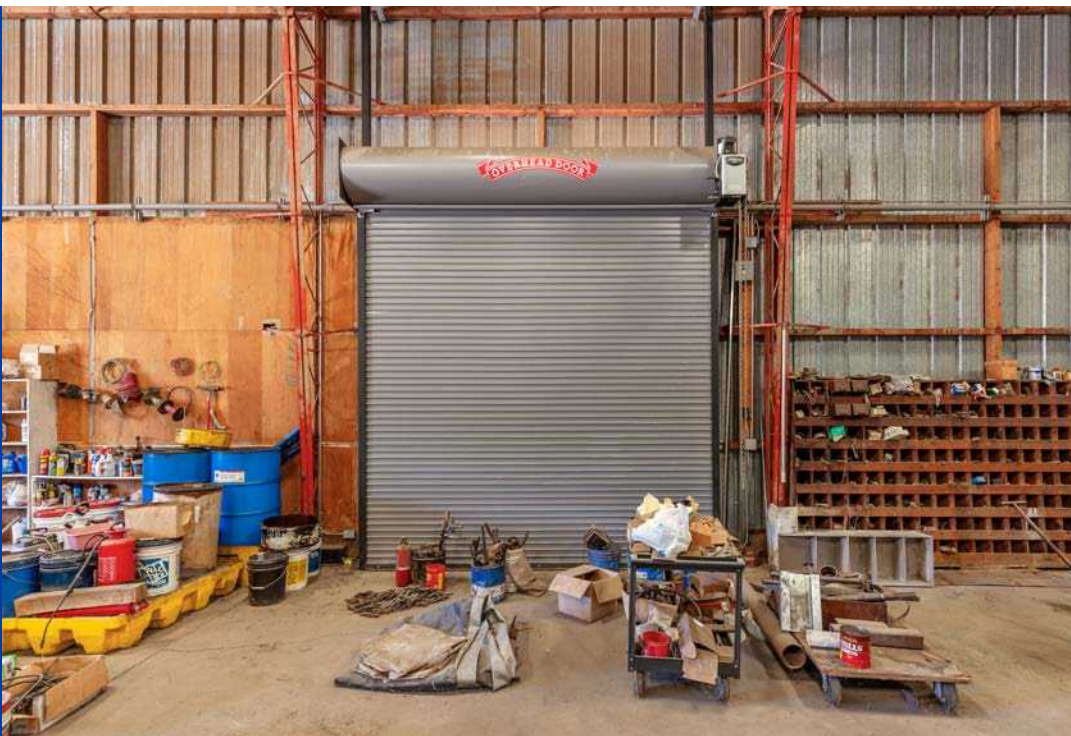
PROPERTY HIGHLIGHTS

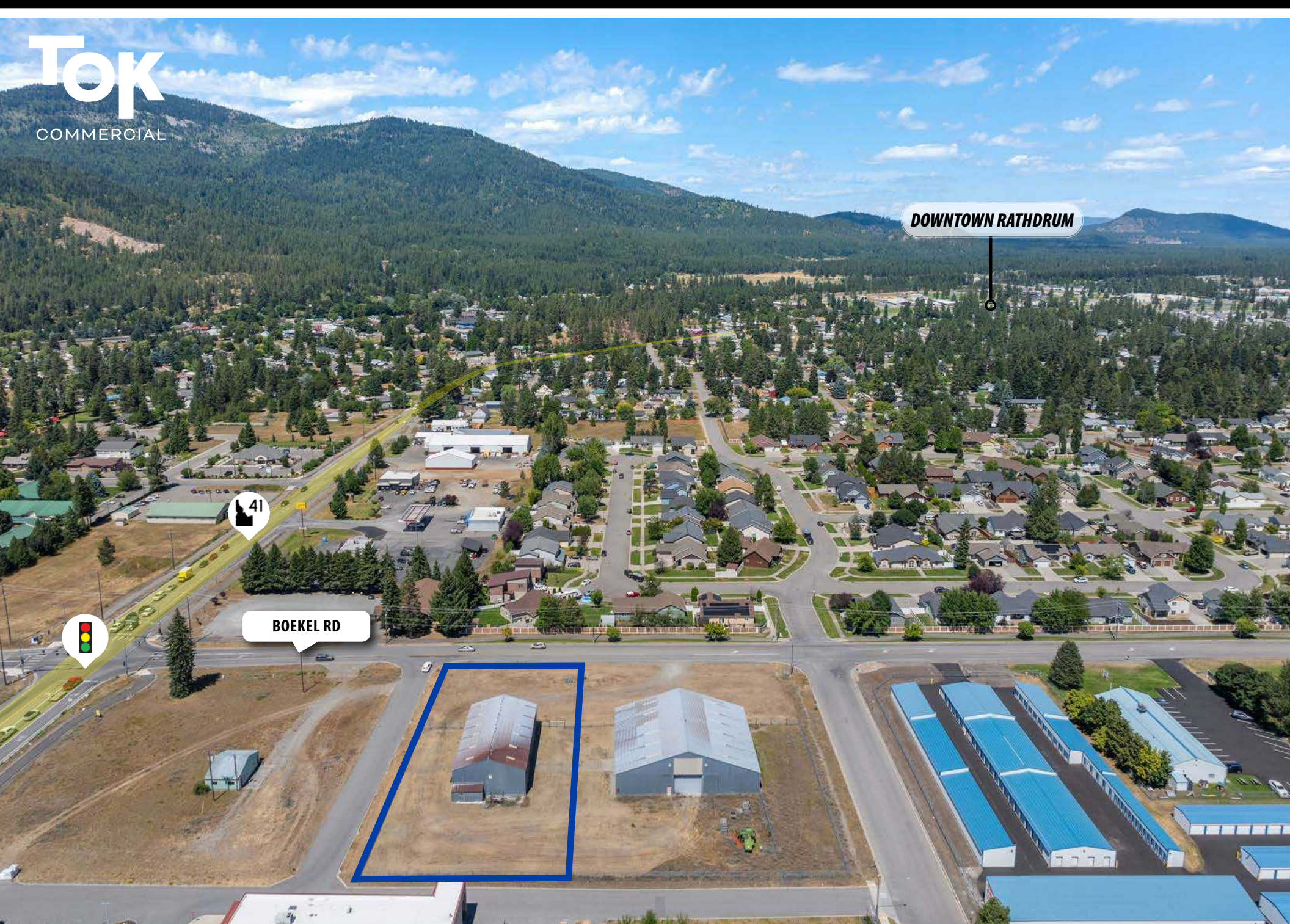


TOK
COMMERCIAL

- Seller financing available with 25% down
- Located within the rapidly growing Rathdrum market
- Located just off Highway 41 with convenient regional access
- Surrounded by active commercial development
- Ample space for light manufacturing, warehousing, or trades use
- Grade-level access
- Strong visibility and potential for signage



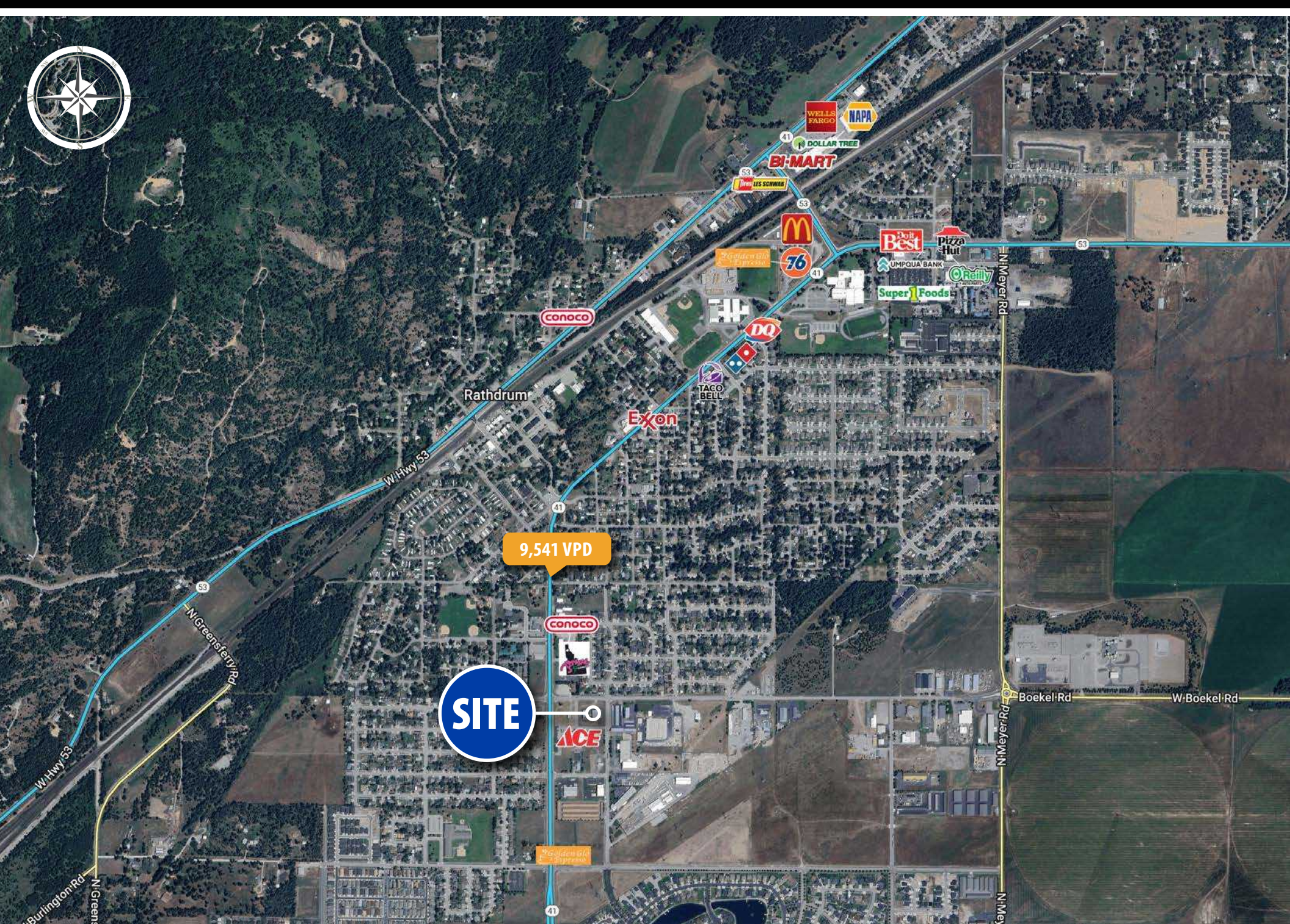




BOEKEL RD

DOWNTOWN RATHDRUM

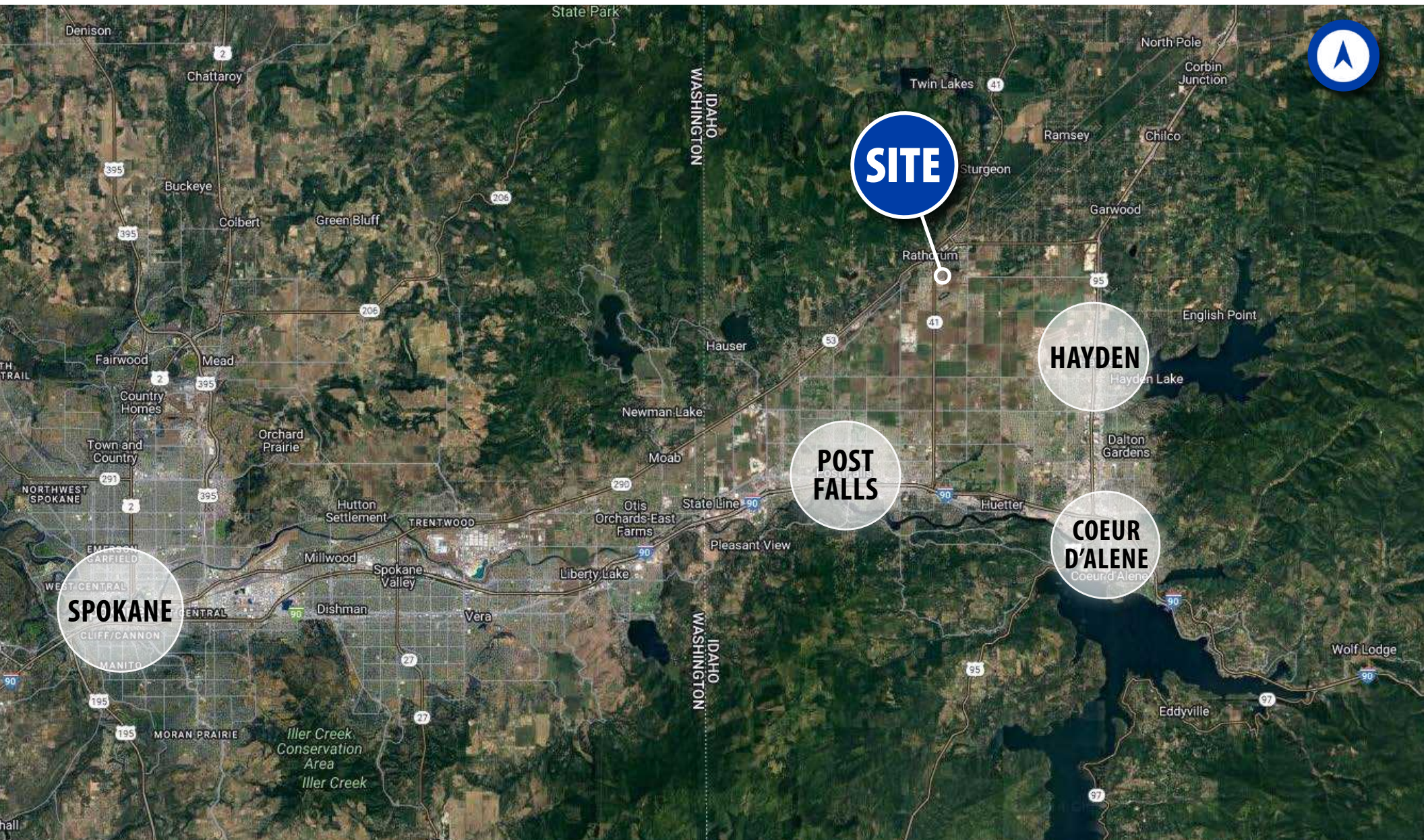
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AERIAL MAP

23 MIN TO COEUR D'ALENE

39 MIN TO SPOKANE



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