

COMMERCIAL/INDUSTRIAL OPPORTUNITY

# 7836 W BOEKEL RD

RATHDRUM, ID | 83858



SALE PRICE **\$1,425,000**

**TOK** COMMERCIAL  
REAL ESTATE



**DANNY DAVIS** / 208.691.6003 / [danny@tokcommercial.com](mailto:danny@tokcommercial.com)

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## PROPERTY

Property Address

**7836 W Boekel Rd  
Rathdrum, ID 83858**

Lot Size	<b>1.2 Acres</b>
Building Size	<b>9,600 SF</b>
Property Type	<b>Commercial/Industrial</b>
Dimensions	<b>100'x95'</b>
# of Grade Doors	<b>3</b>
Clear Height	<b>12'</b>
Power	<b>3 Phase; 600 Amps</b>
Sewer/Water	<b>To-Site</b>
Sale Price	<b>\$1,425,000</b>

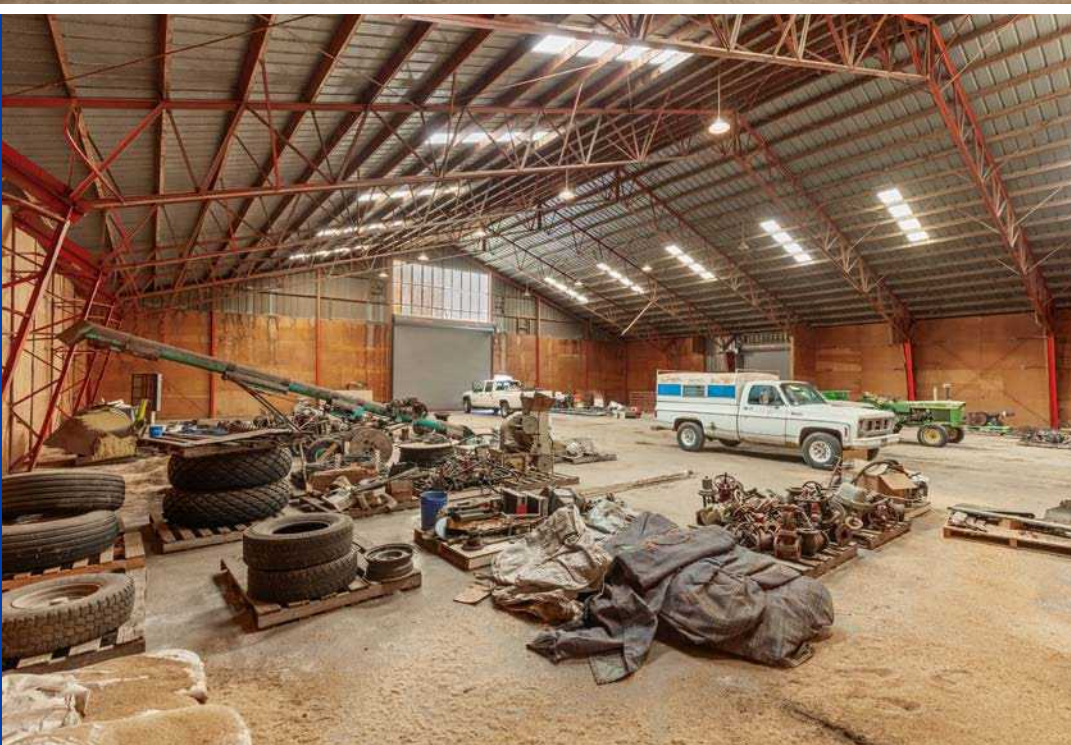
## HIGHLIGHTS

- Seller financing available with 25% down.
- Seller will pay for all water and sewer hookup fees.
- Prior to closing, Seller will install a gas line within 6' of the building.
- 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.





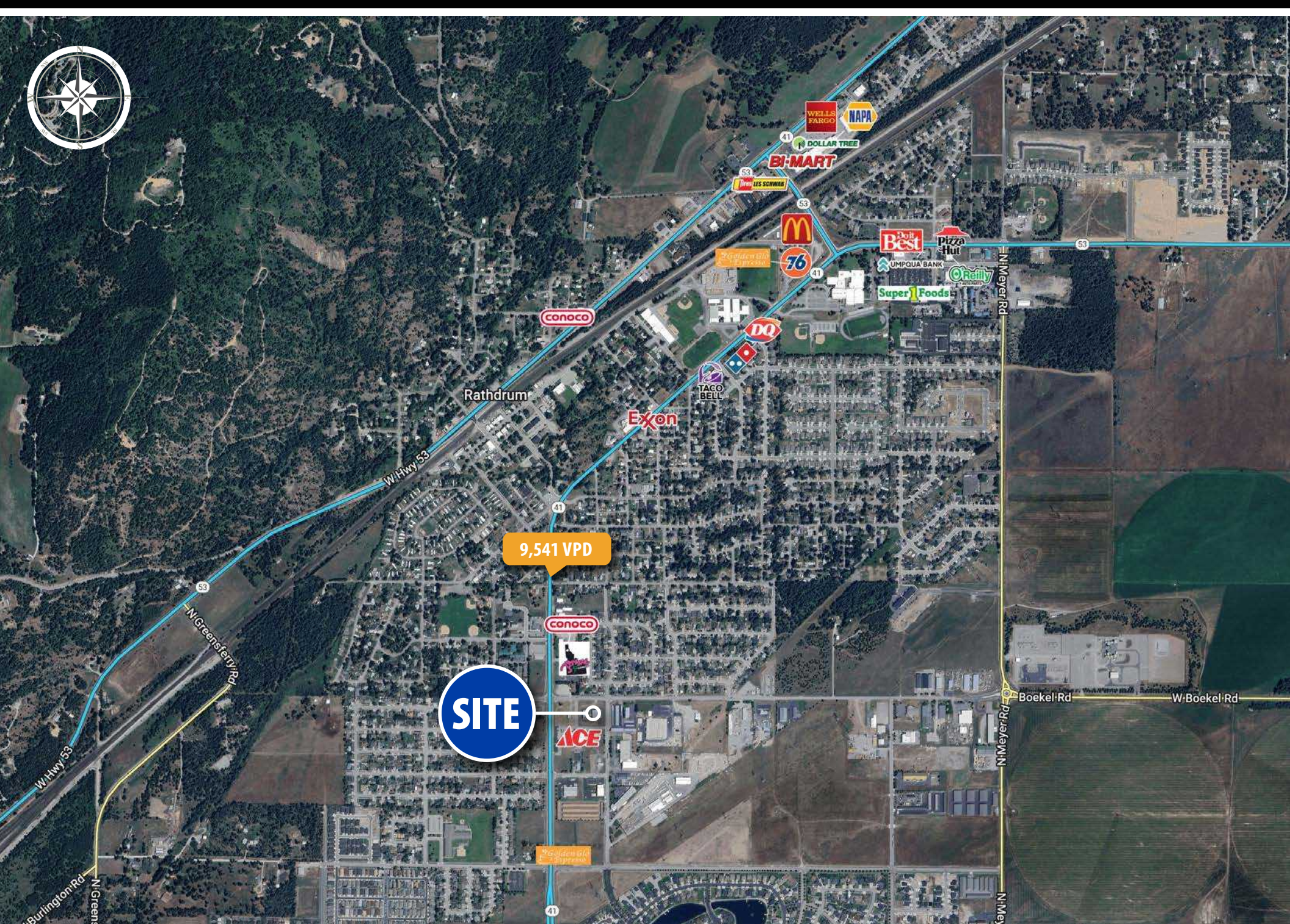










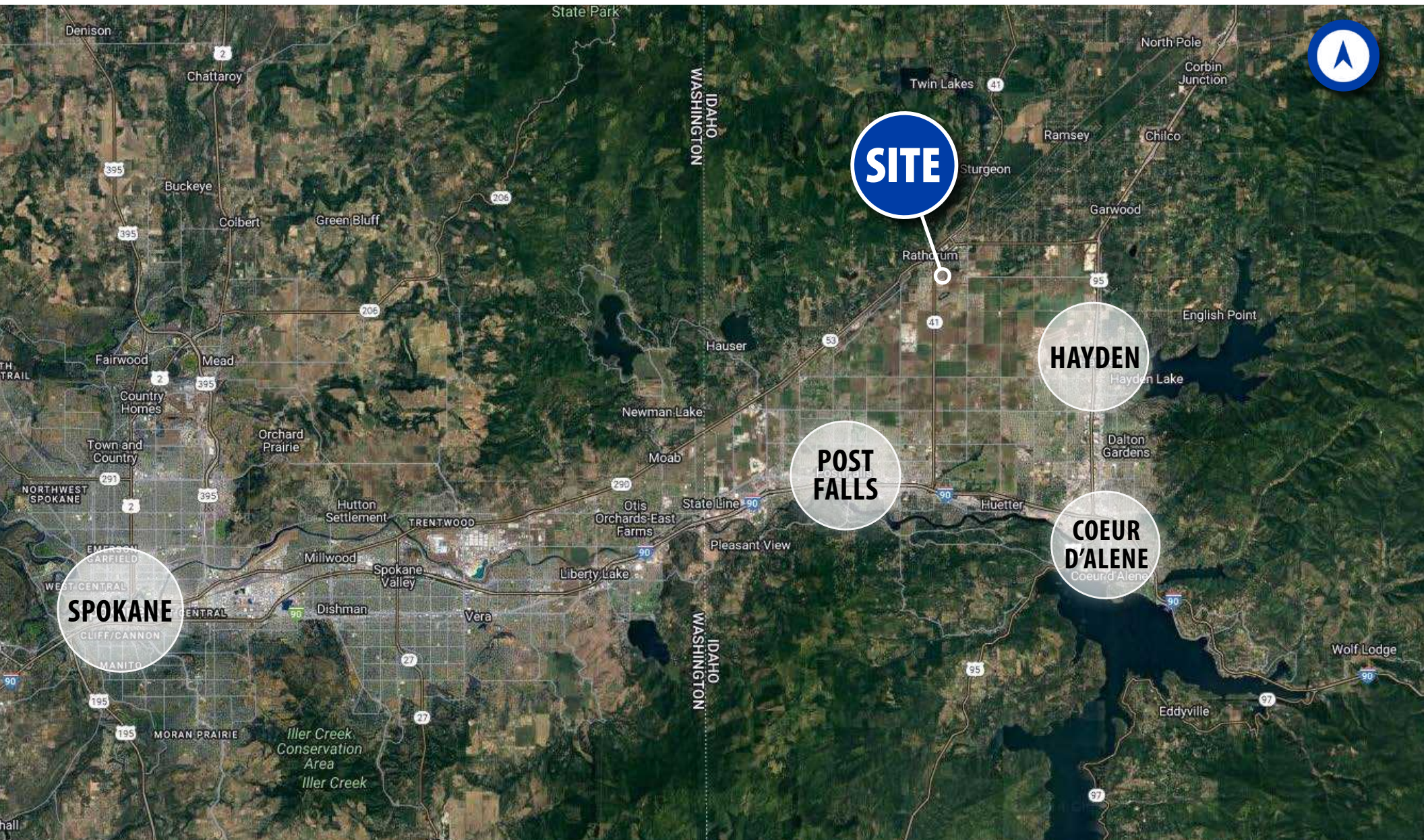




# AERIAL MAP

23 MIN TO COEUR D'ALENE

39 MIN TO SPOKANE





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