

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



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.



PROPERTY

Property Address

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

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

HIGHLIGHTS

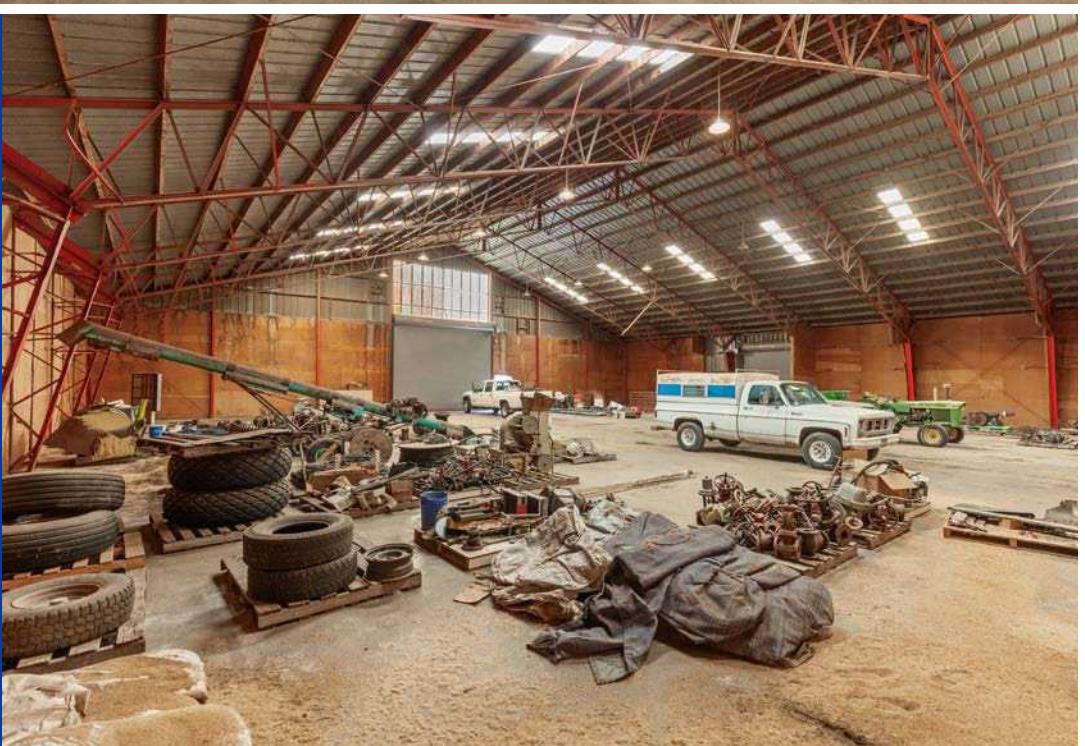
- Seller financing available with 25% down.
- Seller will pay for all water and sewer hookup fees.
- Prior to closing, Seller will install a gas line within 6' of the building.
- Located within the rapidly growing Rathdrum market.
- Located just off Highway 41 with convenient regional access.
- Surrounded by active commercial development.
- Ample space for light manufacturing, warehousing, or trades use.
- Grade-level access.
- Strong visibility and potential for signage.



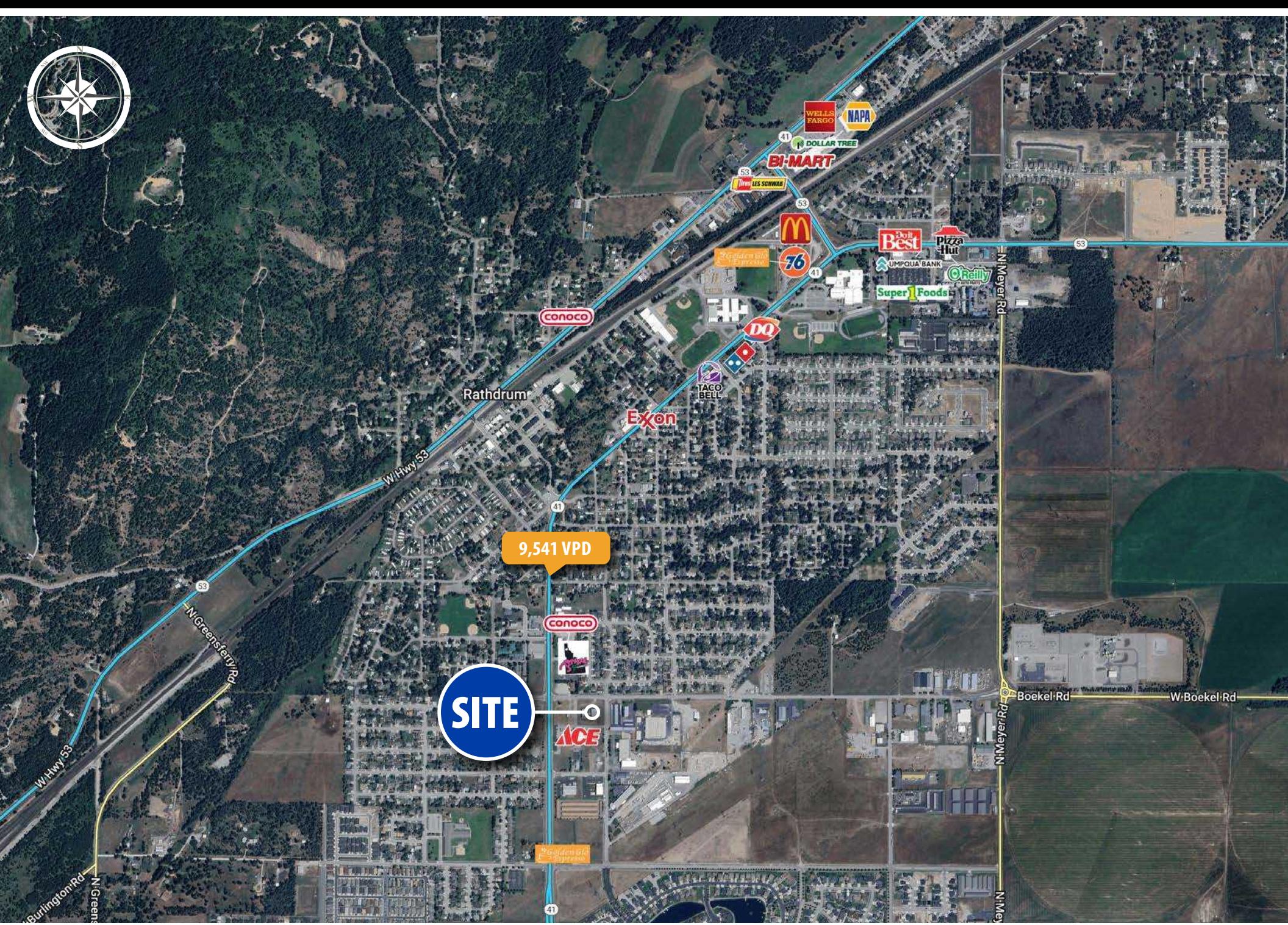
[3] 7836 W BOEKEL

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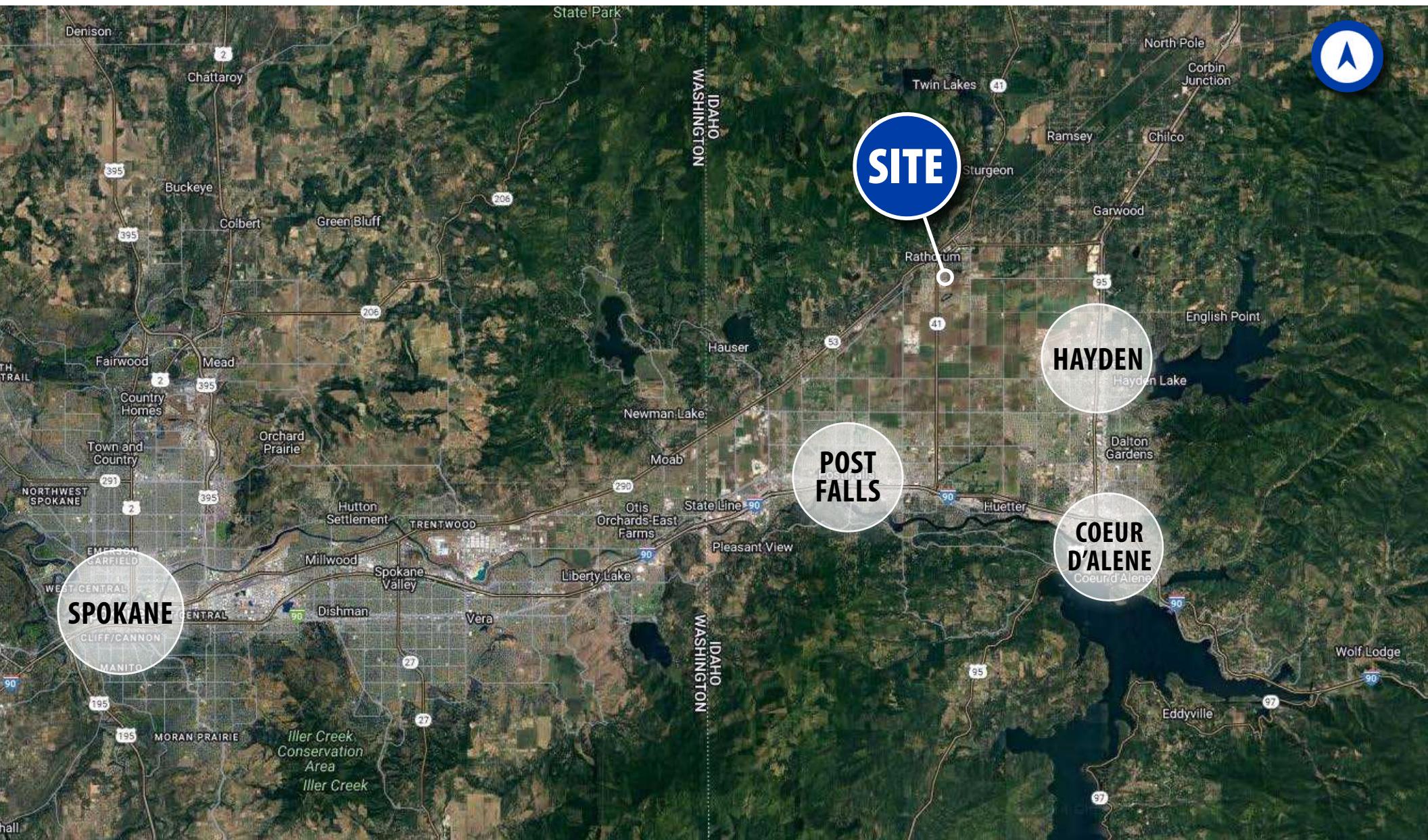




AERIAL MAP

23 MIN TO COEUR D'ALENE

39 MIN TO SPOKANE



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