

LAND FOR SALE



Highway 95 Parcels

477504 Highway 95 North
Ponderay, ID 83852

COMBINED OFFERING PRICE \$1,659,000

PARCEL NO	RPP00000037310A
PRICE	\$1,059,000 <i>*If Sold Separately*</i>

COMBINED AC	±16.24 Acres
COMBINED SF	±707,141 SF

CHRIS SCHREIBER

208.770.2593

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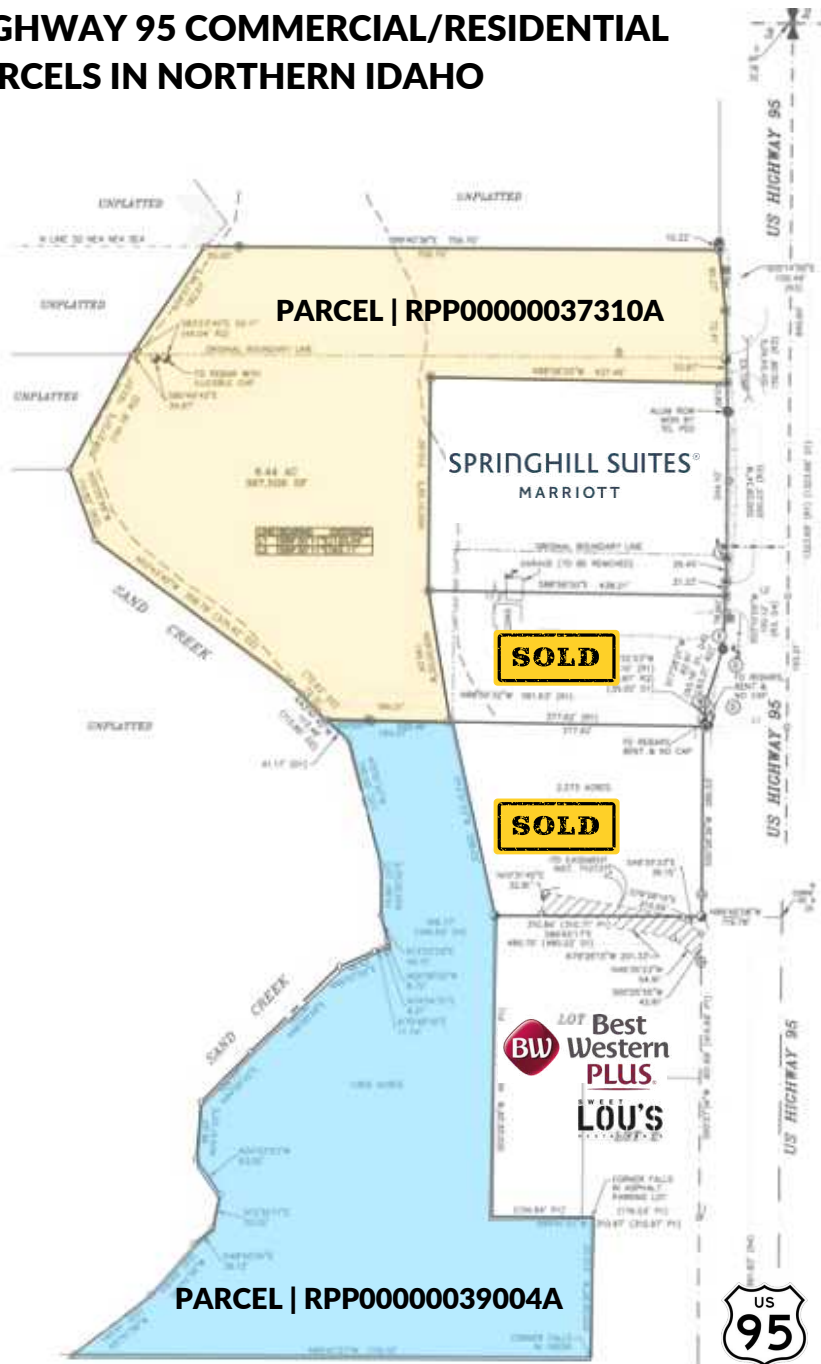
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PARCEL RPP00000037310A HIGHLIGHTS | 477504 HIGHWAY 95, PONDERAY

- ±8.44 Acres
- Direct Highway 95 Access
(first ±660' from centerline of H95) and rural ±800' of frontage along Sand Creek Views of Schweitzer Mountain
- Purchase price: \$1,059,000 (\$2.88 PSF) - If sold separately

PARCEL RPP00000039004A HIGHLIGHTS | NNA HIGHWAY 95, PONDERAY

- ±7.8 Acres
- PACKAGE WITH 8.44 ACRES PURCHASE PRICE \$1,659,000
- NO separate pricing

HIGHWAY 95 COMMERCIAL/RESIDENTIAL PARCELS IN NORTHERN IDAHO**UTILITY PROVIDERS**

Fire - Northside Fire District

Water - City of Sandpoint

Sewer - Kootenai Ponderay Sewer District

Phone - Ziplly Fiber

Gas - Avista Utilities

Electricity - Avista

Internet - Ziplly Fiber, Ting





HIGHWAY 95 PARCEL

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CO-LISTED LOCALLY WITH JOLENA OVERLAND OF PUREWEST CHRISTIE'S INTERNATIONAL REAL ESTATE

208.255.8870

VIEW LOCATION



**KIEMLE
HAGOOD**

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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814