

# LAND FOR SALE



## Highway 95 Parcels

477504 Highway 95 North  
Ponderay, ID 83852

**COMBINED OFFERING PRICE    \$1,659,000**

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

<b>COMBINED AC</b>	±16.24 Acres
<b>COMBINED SF</b>	±707,141 SF

**CHRIS SCHREIBER**

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**KIEMLE**  
HAGOOD



**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

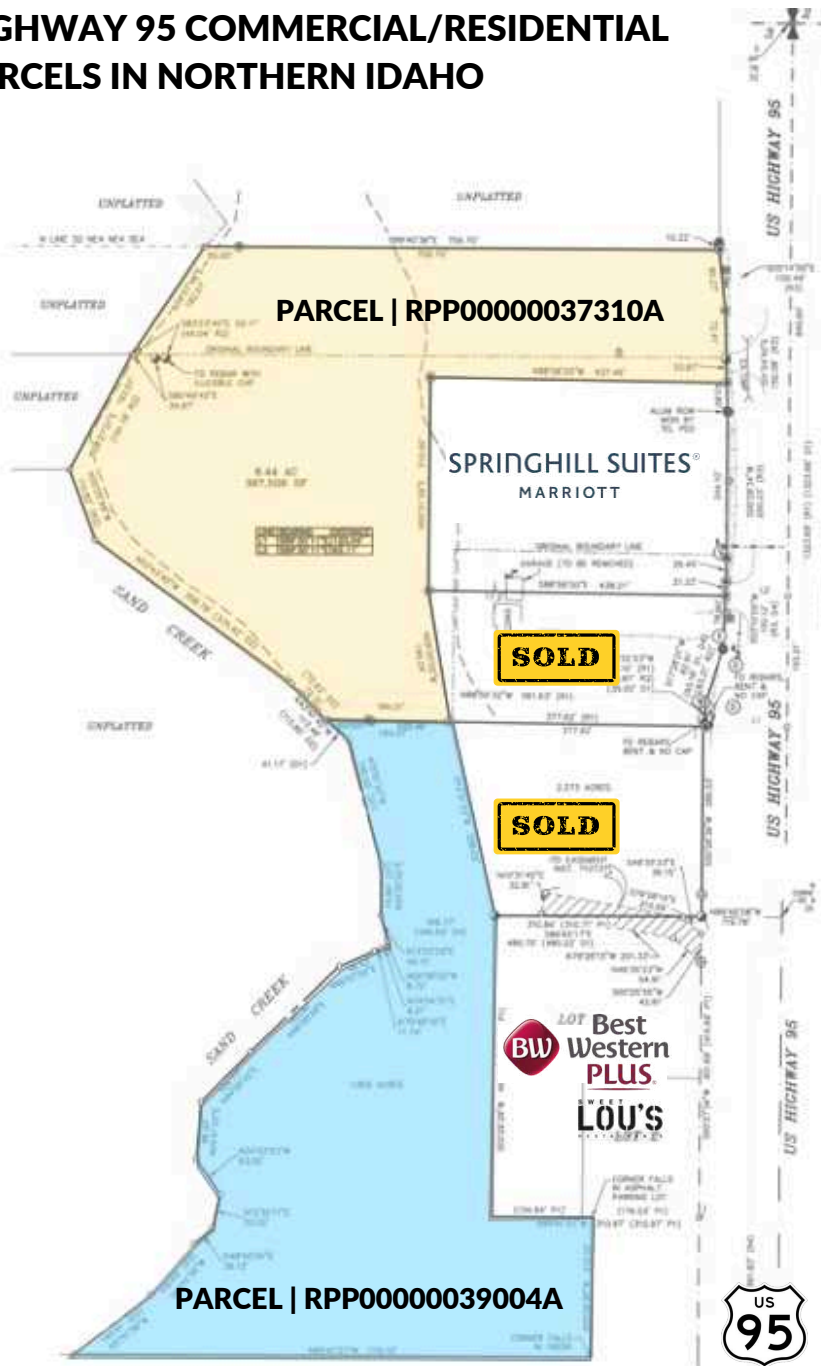
Sewer - Kootenai Ponderay Sewer District

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**



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### OFFICE LOCATIONS

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

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