

# LAND FOR SALE

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## Highway 95 Parcels

477504 Highway 95 North  
Ponderay, ID 83852

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

**PARCEL NO** RPP0000037310A  
**PRICE** \$1,059,000

\*If Sold Separately\*

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

**CHRIS SCHREIBER**

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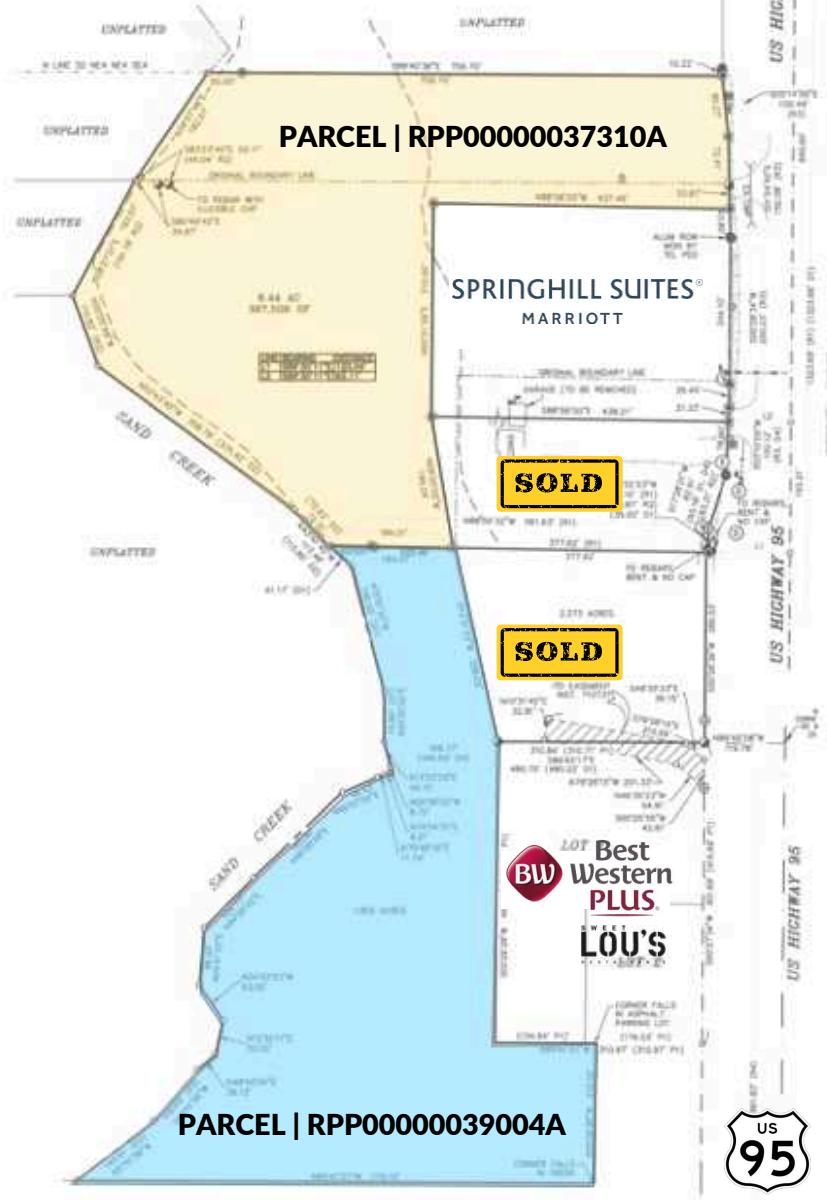
## PARCEL RPP00000037310A HIGHLIGHTS | 477504 HIGHWAY 95, PONDERAY

- $\pm 8.44$  Acres
- Direct Highway 95 Access  
(first  $\pm 660'$  from centerline of H95) and rural  $\pm 800'$  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

- $\pm 7.8$  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 - Zippy Fiber
- Gas - Avista Utilities
- Electricity - Avista
- Internet - Zippy Fiber, Ting





## HIGHWAY 95 PARCEL

[VIEW LOCATION](#)

477504 Highway 95 North Ponderay, ID 83852

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

208.255.8870

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### OFFICE LOCATIONS

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

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