

# FOR SALE



## ±5.26 ACRES WITH HIGHWAY 95 FRONTAGE

NNA N Roberts Road | Athol, ID 83801



<b>OFFERING PRICE</b>		\$995,000
<b>LAND SIZE</b>		±5.26 Acres
<b>PARCEL NO.</b>		53N03W105800

- Cleared, Level Site
- Adjacent to Athol Crossing on N Roberts Road
- Highway 95 Frontage
- Fast Growing Athol Area

**CHAD BURD, SIOR**

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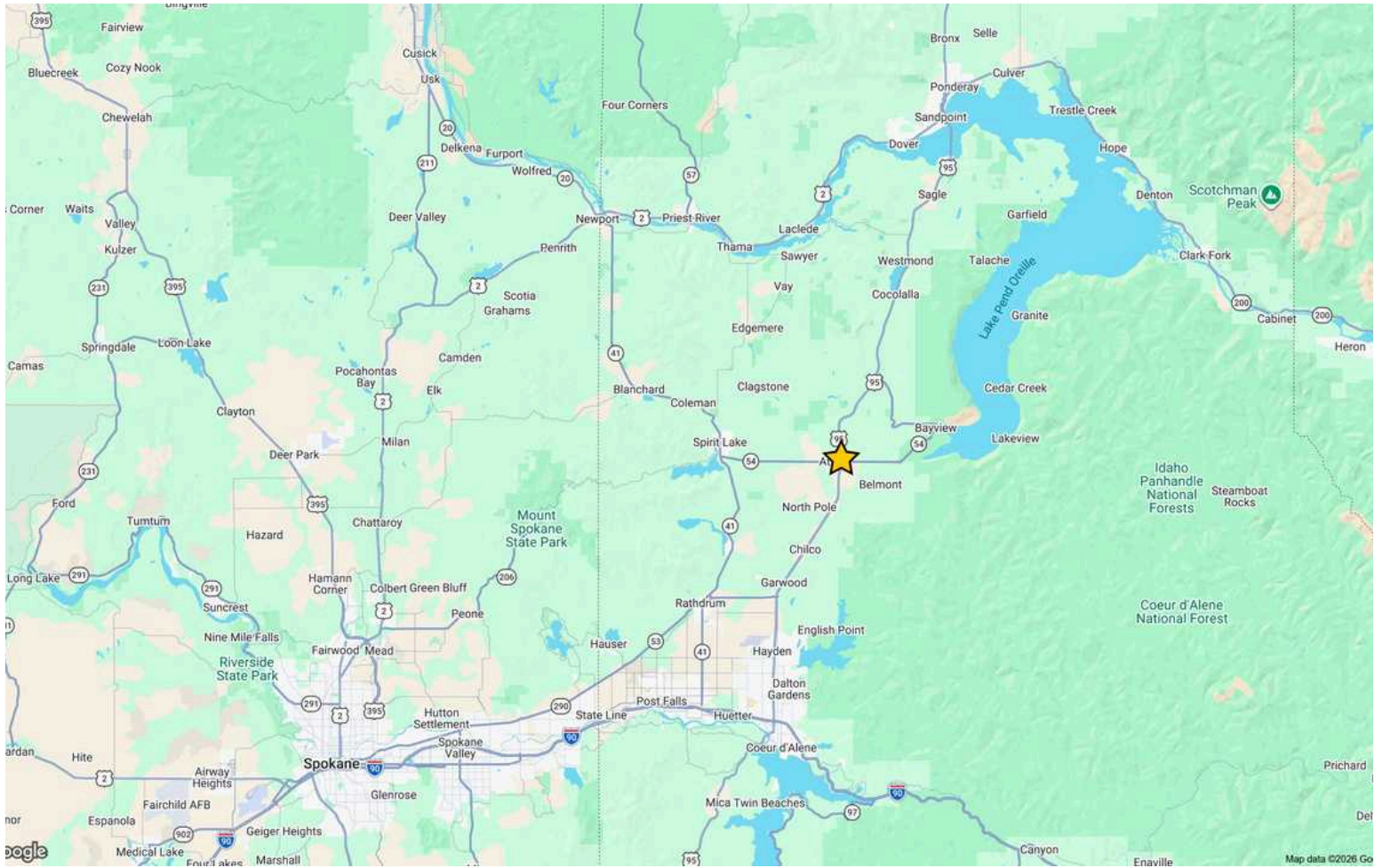
**KIEMLEHAGOOD**

## PROPERTY OVERVIEW

±5.26 ACRES WITH HIGHWAY 95 FRONTAGE **FOR SALE**

Commercial development opportunity offering ±5.26 acres with prime Highway 95 frontage in the rapidly growing Athol, Idaho market. This high-visibility, cleared and level site is ideally positioned adjacent to Athol Crossing on N. Roberts Road and just north of Super 1 Foods. The property benefits from excellent exposure, easy access, and strong traffic counts, making it well suited for a variety of commercial or retail uses. Located in a fast growing area with expanding residential and commercial development, this site presents an exceptional opportunity for future growth.





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[VIEW LOCATION](#)

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## OFFICE LOCATIONS

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

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