



# FOR SALE

## HWY ON HWY INTERSECTION SPIRIT LAKE

NNA Highway 41 | Spirit Lake, ID 83869

**KIEMLEHAGOOD**

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NNA Highway 41  
**Spirit Lake, ID 83869**

## Prime Commercial Location

This property sits at the high-visibility intersection of Highway 54 and Highway 41 in Kootenai County. With strong traffic counts on both corridors, the site is well-positioned for a variety of commercial uses. Its strategic location within a growing market makes it an excellent opportunity for development. The property is outside of Spirit Lake city limits and is not subject to the current building moratorium.

\*Lot line adjustment/boundary line adjustment required.

### OFFERING PRICE

| \$7.75 /FT

### ZONING

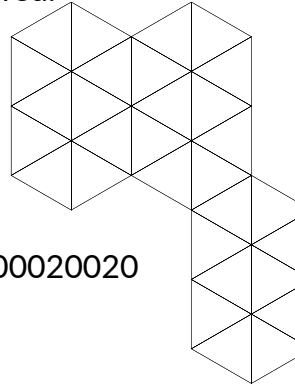
| Commercial

### LOT SIZE

| ±1.5 - ±2.75 Acres

### PARCEL NO.

| 0L5900020010, 0L5900020020



\*Parcel lines are approximate, for illustration purpose only



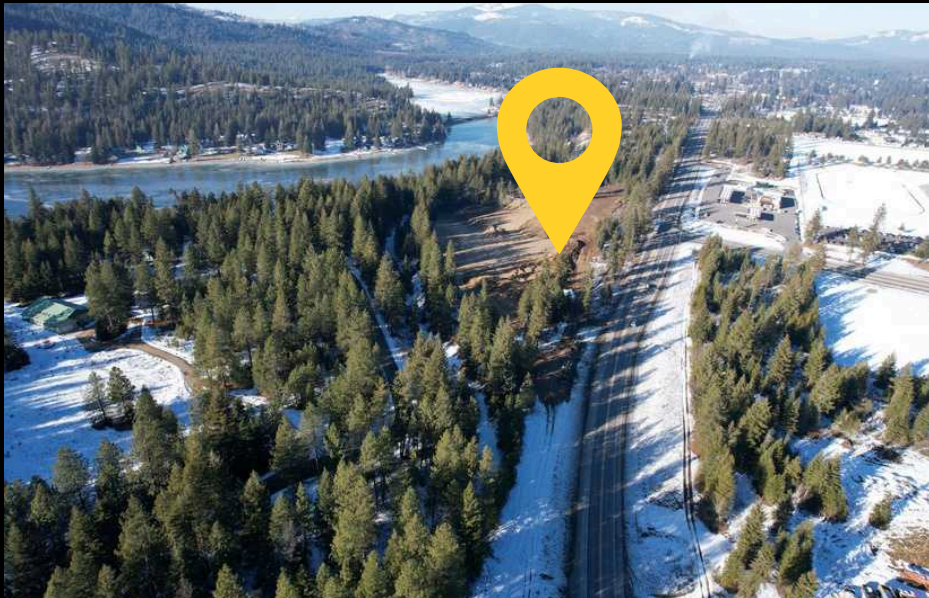
## Distance & Drive Times

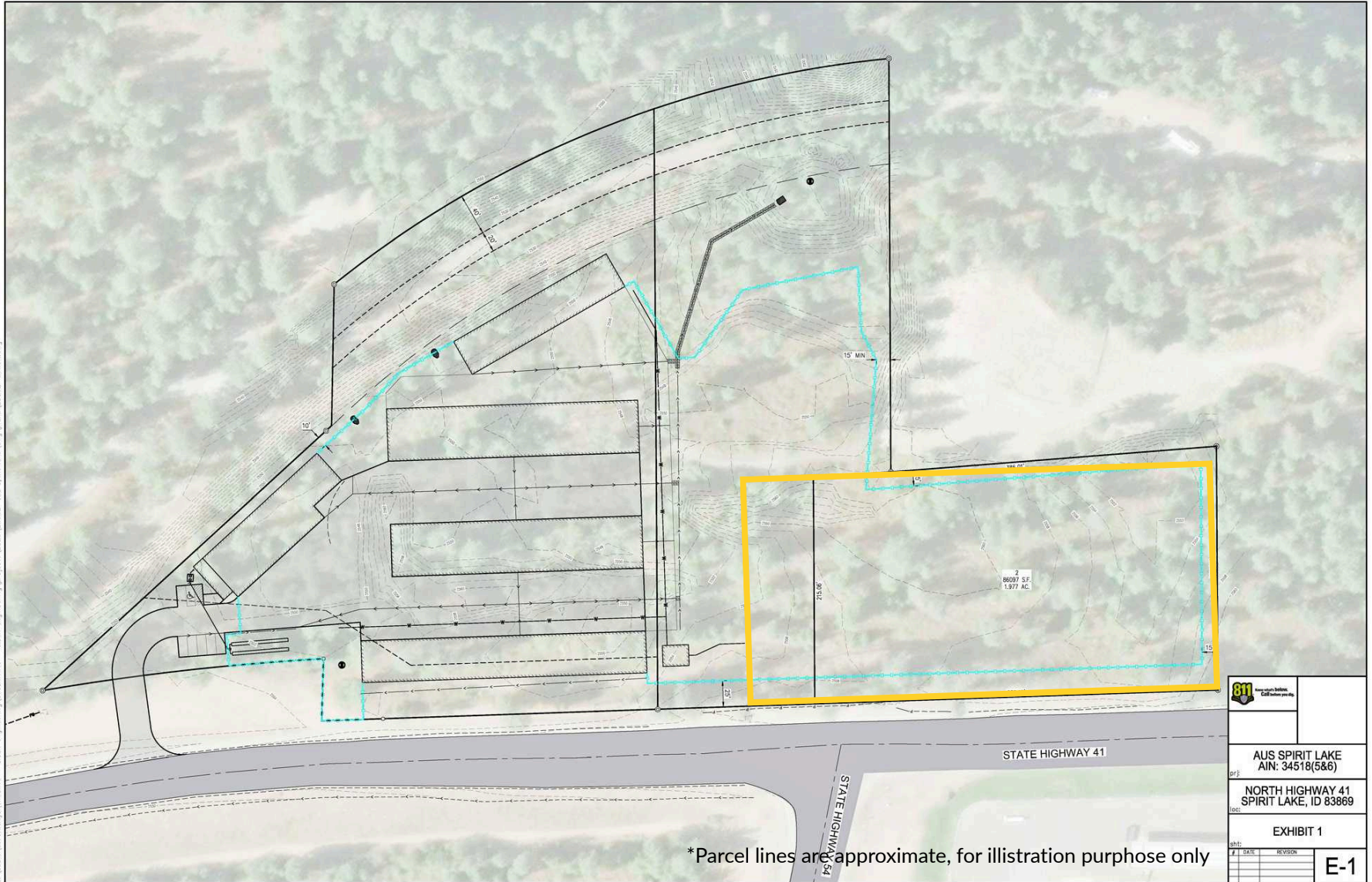
Newport, WA | ±27 Minutes, ±20 Miles

Coeur d'Alene, ID (South) | ±39 Minutes, ±24 Miles

Sandpoint, ID (North) | ±41 Minutes, ±33 Miles

Spokane International Airport (West) | ±56 Minutes, ±47 Miles



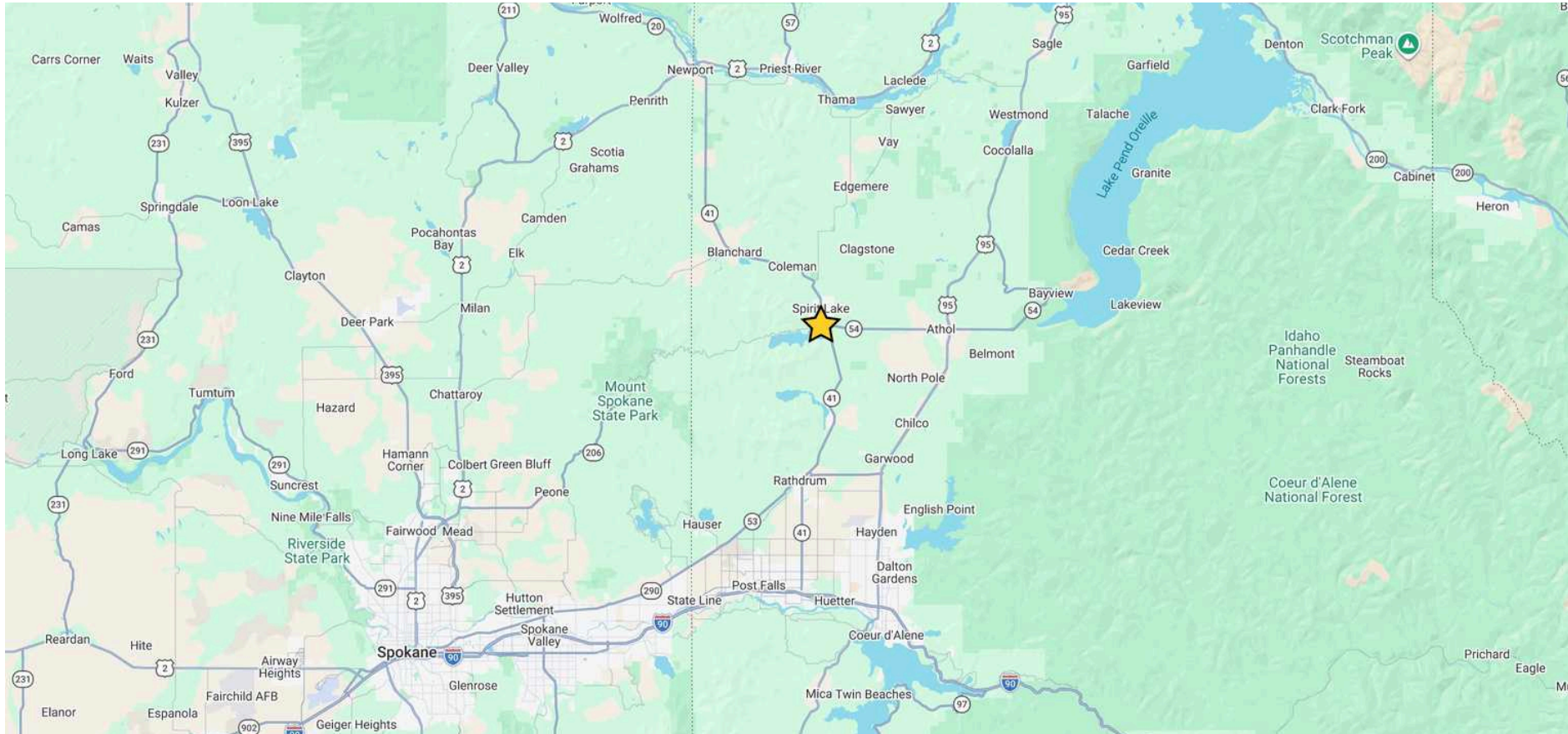


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**VIEW LOCATION**



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