

FOR SALE COMMERCIAL LAND

W LANCASTER RD
RATHDRUM, ID 83858



PROPERTY HIGHLIGHTS

- Lot 1:
 - Lot Size: \pm 1 Acre
 - All utilities available to site
 - Direct Lancaster Rd frontage
 - Adjacent to physician-owned Selkirk Hospital
 - Lot 2:
 - Lot Size: \pm 1 Acre
 - All utilities available to site
 - Embedded within active medical campus
 - Captive patient & provider traffic daily
 - Co-tenancy with regional medical anchor
 - Lot 3:
 - Lot Size: \pm 1 Acre
 - All utilities available to site
 - Northern gateway to Selkirk Center
 - Ground lease / build-to-suit considered
 - Growing co-tenancy with hospital anchor
- Sites will be anchored by a new physician-owned hospital breaking ground in the summer of 2026.
- Lancaster Rd frontage, and improvements will be completed along the west side of these properties before close.



ANTHONY WALKER

Office (208) 255 9528
anthony.walker@naiblack.com

Sale Price: Lot 1: \$1,089,000 Lot 2: \$871,200 Lot 3: \$871,200

NAI Black

801 W RIVERSIDE AVE STE 300 SPOKANE, WA 99201

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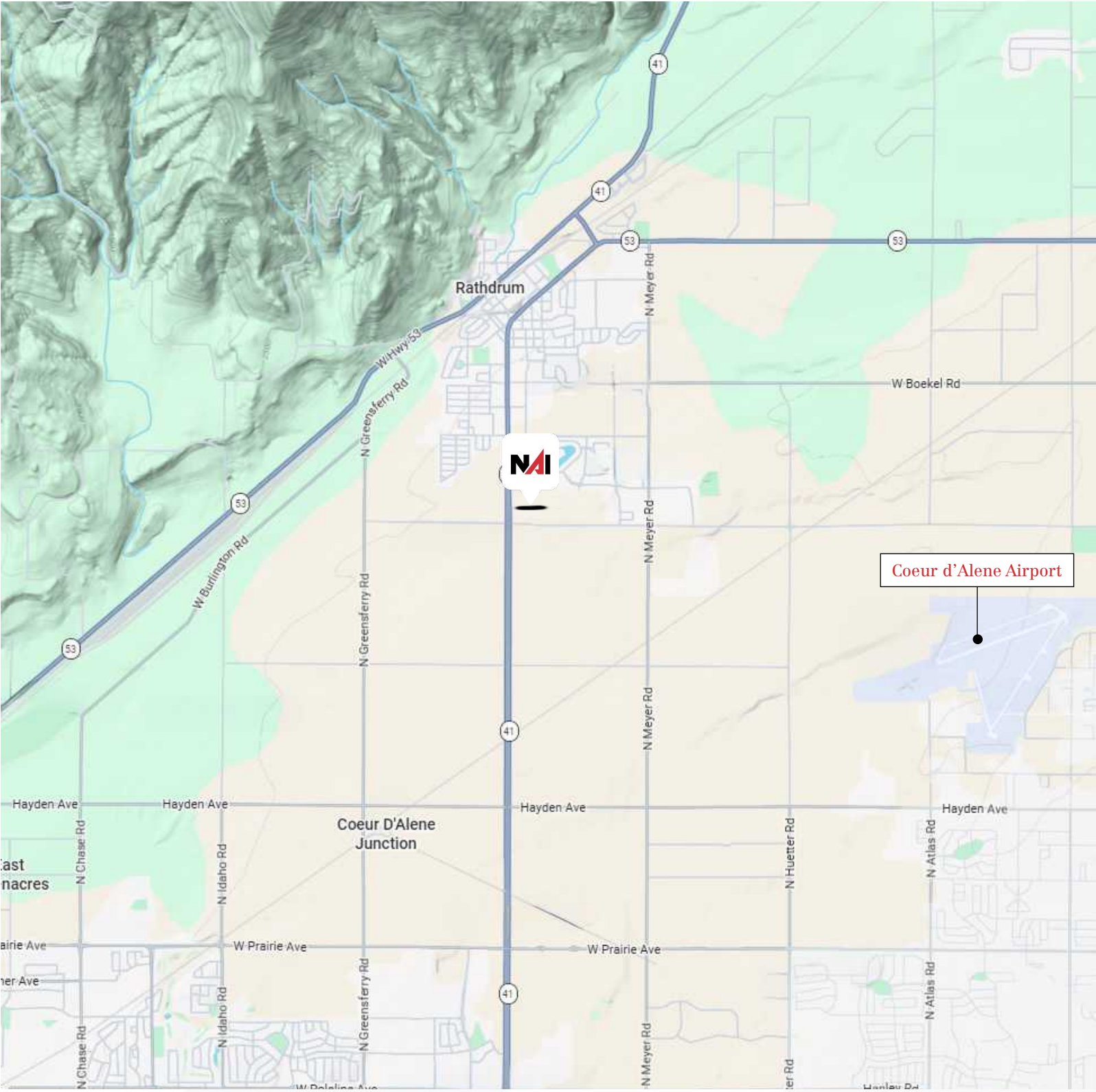
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