

17 WALKER WAY  
SAGLE, IDAHO 83860

FOR SALE OR LEASE:  
HIGHWAY FRONTAGE SHOWROOM/WAREHOUSE

\$395,000

Building(s):  
3,000± SqFt

Land:  
2.5± acres

For more information,  
please contact:

CHRIS SCHREIBER, CCIM

Associate Broker

208.770.2593

chris.schreiber@khco.com



KIEMLE &  
HAGOOD  
COMPANY

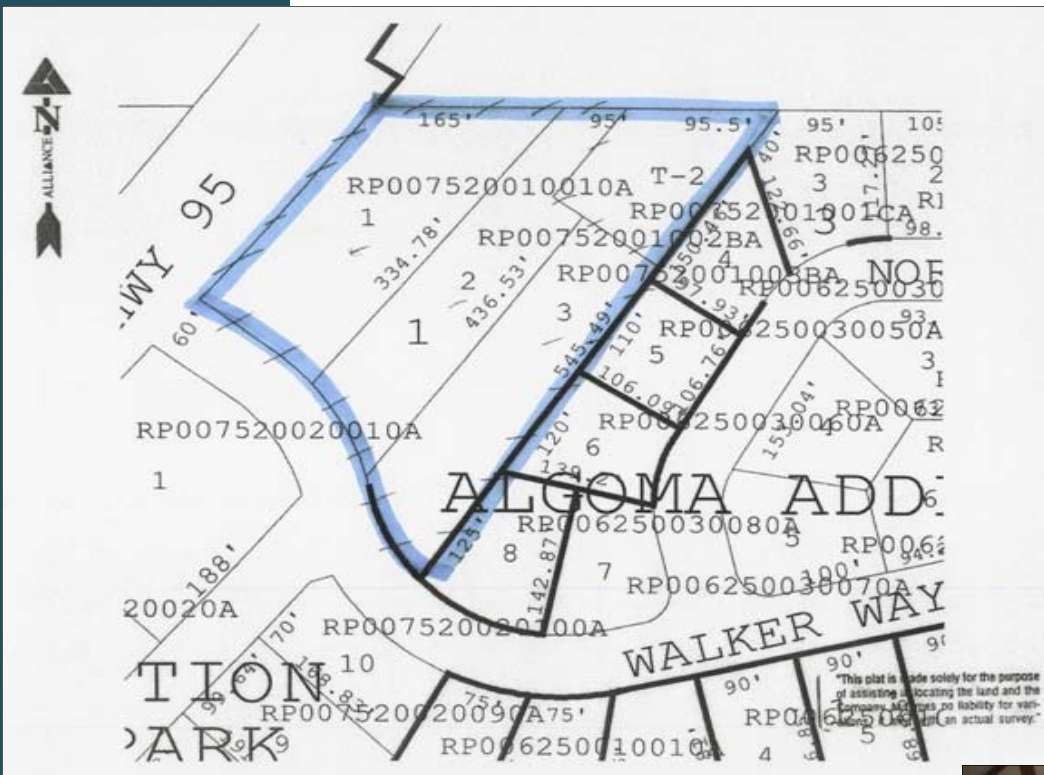
- **FLEXIBLE SELLER FINANCING AVAILABLE!**
- Former "Evergreen RV Sales & Service Facility";
- 3,000± SqFt building on approximately 2.5± of highway frontage commercial land;
- Most of the site is improved with gravel to allow vehicle parking and product display;
- Quality building built in 2001;
- Concrete foundation and floors throughout;
- High clear overhead doors;
- Full hydronic, in-floor radiant heating;
- 220 Volt power onsite, with 3 phase nearby;
- Propane & telephone onsite;
- Algoma Water & Sewer serviced;
- Industrial air compressor already hard plumbed with air lines throughout;
- Full security alarm system;
- High bay metal halide lighting;
- Easy access off of Highway 95;
- Highway billboard is included;
- Also available for lease, \$3,000 per month + janitorial, maintenance and utilities;
- Submit all offers!



**\$100,000  
PRICE  
REDUCTION!**

Information is deemed reliable, but not guaranteed. No representation or warranty expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.





**Width = 50' Approximate**

**Shop / Warehouse Component  
2,000± SqFt**

Approximately 40' x 50', Hydronic In-Floor Heat, Metal Halide High Bay Lighting, 4 Overhead Roll Up Doors, Hard Plumbed for Compressed Air (compressor included), Additional Mezzanine Storage Area (not included in SqFt)

**Depth = 60' Approximate**

**Office Component  
1,000± SqFt**

Approximately 20' x 50', Hydronic In-Floor Heat, Fully Insulated, Sheet Rocked, Bathroom, Built-in Sales Counter, Florescent Lighting & Security System

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HAGOOD  
COMPANY**

- 3,000± SqFt Building
- 4x 12'x14' overhead loading doors
- 2.49± Acres (108,464± SqFt)
- S16-T56N-R2W, BM
- Bonner County, Idaho
- Tax # RP007520010010A & RP00752001002BA & RP00752001003BA & RP00752001001CA
- Selkirk MLS #21000489



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