

RIDLEY VILLAGE ROAD & HIGHWAY 2 SANDPOINT, IDAHO 83864

FOR SALE OR LEASE: COMMERCIAL LAND, OFFICE, RETAIL BUILDINGS

Sale Price: \$282,000.00
 Land SF: 0.42 ± Acres
 Building SF: 1,171 SqFt
 Legal : Lot 3 of Replat of Lot 1, Ridley Court, Book 9, Page 185
 Zoning: Commercial – D
 Power: Avista
 Water: City
 Sewer: City
 Phone: Verizon

Building has 2 bedrooms, 1 bathroom, gas heat, electric stove and water heater, vinyl siding and metal roof.

GREAT highway frontage combined with consumer traffic gives this commercial parcel unlimited potential for retail, service retail or office users. Owner will consider build to suit (sale or lease).



For more information,
please contact:

CHRIS SCHREIBER, CCIM

Associate Broker

208.770.2593



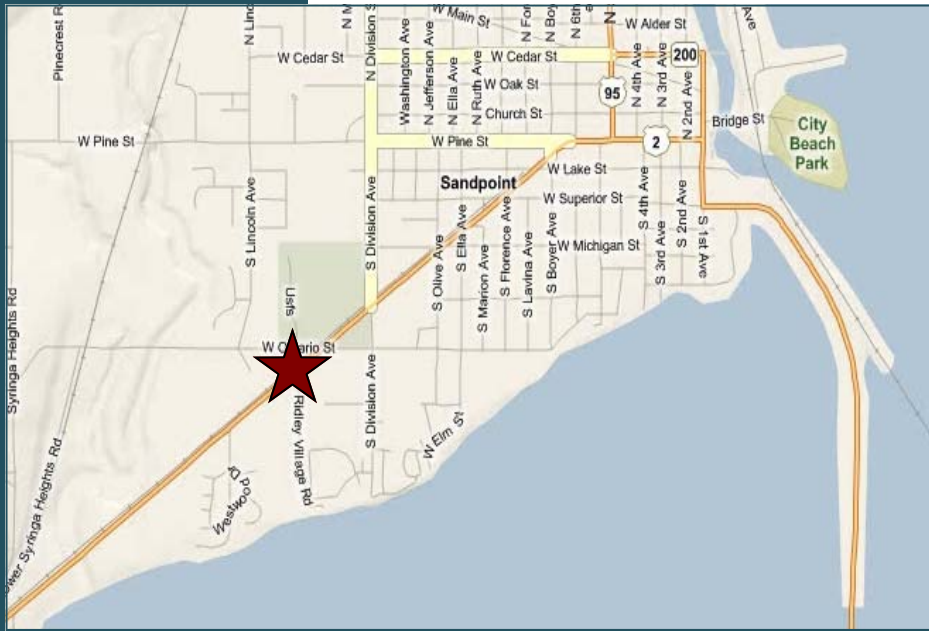
chris.schreiber@khco.com

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C O M P A N Y**

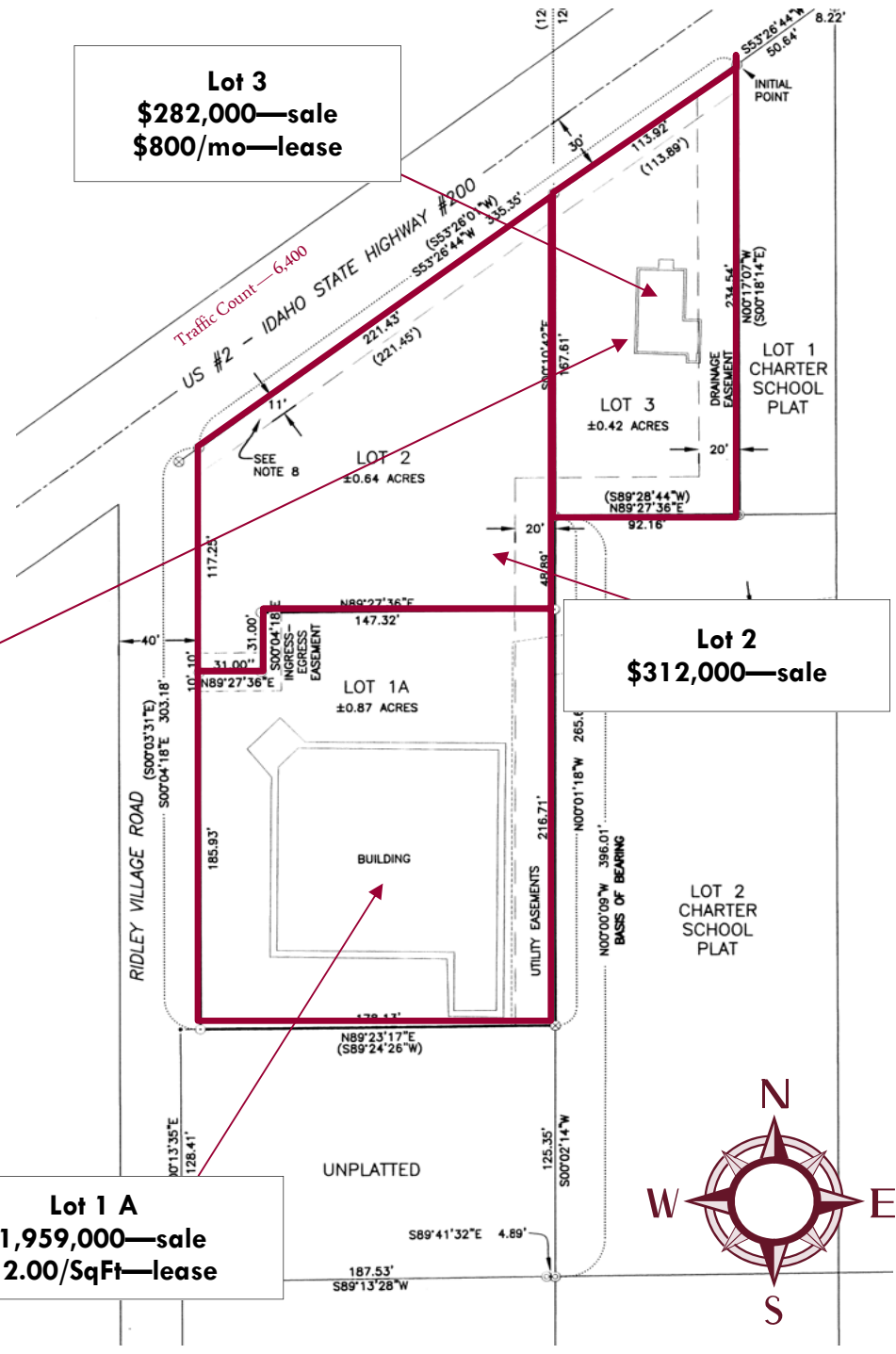
| Demographics | 3 Mile | 10 Mile |
|--------------------|----------|----------|
| 2008 Total Pop | 10,677 | 22,517 |
| % Pop Change 90-00 | 28.24% | 34.17% |
| % Pop Change 00-08 | 23.86% | 18.73% |
| % Pop Change 08-13 | 11.54% | 10.61% |
| Daytime Pop | 14,185 | 25,633 |
| 2008 Ave HHI | \$67,031 | \$69,201 |
| 2008 Med HHI | \$41,334 | \$46,400 |

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.





Lot 3
\$282,000—sale
\$800/mo—lease



Lot 2
\$312,000—sale

Lot 1 A
\$1,959,000—sale
\$12.00/SqFt—lease



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 COMPANY**

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