

233 SANDCREEK PARKWAY SANDPOINT, IDAHO 83864

FOR SALE: INDUSTRIAL/ MANUFACTURING

\$499,000

**Building(s):
15,923± SqFt**

**Land:
3± acres**

*For more information,
please contact:*

CHRIS SCHREIBER, CCIM

Associate Broker

208.770.2593



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**KIEMLE &
HAGOOD
COMPANY**

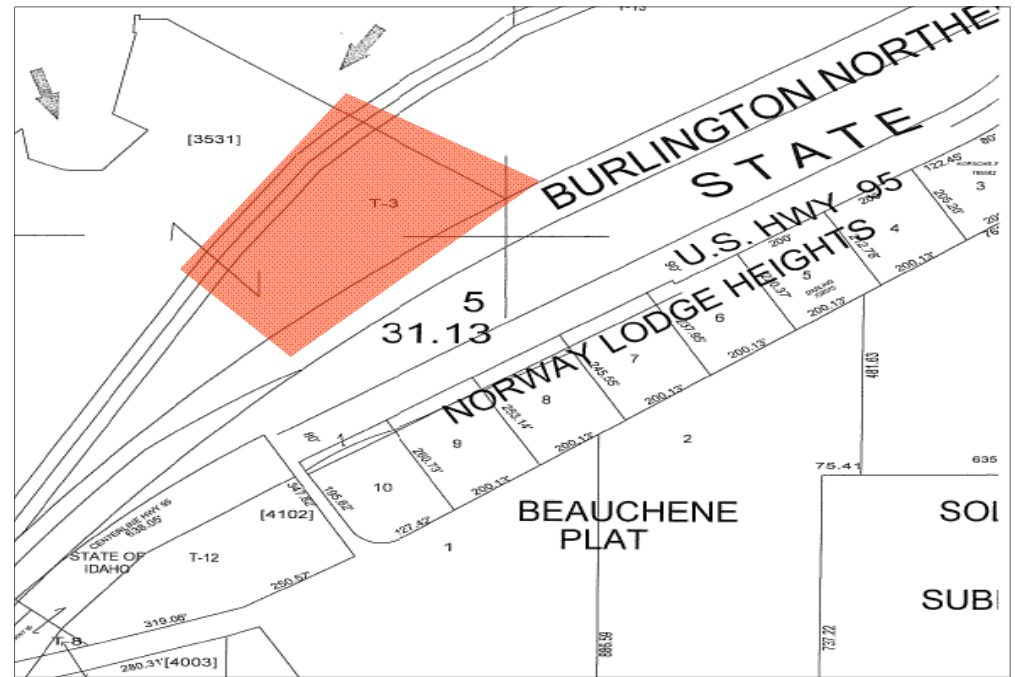
- 15,923± SqFt building on approximately 130,000± SqFt of industrial land;
- Quality Steel Buildings built in 2003 (120' x 80') and 2008 (45' x 55');
- Concrete foundation and floors throughout;
- High clear overhead doors;
- Multiple out buildings for storage;
- To be sold on approximately 3± acres or could be purchased with larger 12± acre parcel;
- 3 Phase commercial power onsite;
- Propane & telephone onsite;
- Water via shared well;
- Septic onsite;
- Located in one of very few heavy industrially zoned areas of Bonner County;
- Easy access off of Highway 95 via short publicly owned, privately maintained road;
- Submit all offers for seller's consideration;
- Please do not disturb employees.



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.



- 3± Acres (130,000± SqFt)
- Section 6 Township 58N, Range 1W, Boise Meridian
- Bonner County, Idaho
- Tax Id# RP58N01W063531A



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