



10145 & 10165 N. Government Way

Hayden, Idaho 83835

Property Overview:

- 4 buildings comprising of approximately 13,000 square feet
- Land Size: 1.68 acres (2 parcels)
- Currently occupied by RV Dealer and Repair Shop and Roofing Company
- 2017 Gross Annual Income \$67,800
- Zoning: Commercial (City of Hayden)
- City water and sewer
- Ample power for many users
- 2018 Taxes: \$5,316
- Property Insurance: \$2,647

Building Description:

1. House converted to office
2. 3,200 s/f shop with two large truck doors
3. 4,000 s/f office/warehouse
4. 4,800 s/f storage building

- Ideal for Investment or service oriented owner users to occupy.
- Would consider selling rear building on $\frac{3}{4}$ acre parcel for \$400,000.

Sale Price: \$785,000

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

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Subject Properties



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property. The Company assumes NO LIABILITY for any matter related to this sketch.

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