



Government Way

Hayden, Idaho 83835

Features:

- 2+ acres of Prime Commercial land along Government Way at Prairie Avenue
 - Over 550 feet of prime frontage. Ideal for office or retail developments.
 - **Location:** Close to Albertsons, Rite Aid, banks, and restaurants. New improvements on Government Way nearly completed offering high traffic counts.
 - **2017 Taxes:** \$3,972
 - **Legal:** TAX #17956 EX RW (IN NE-NE) & TAX #17958 EX RW (IN NE-NE) 2651N04W
 - **Parcel 1:** 0.509 Acres – Sale Price: \$249,878
 - **Parcel 2:** 1.526 Acres – Sale Price: \$631,484
 - **Combined acreage:** 2.035 Acres – Sale Price: \$798,000
- * Seller can do lot line adjustment for larger parcel over ½ acre

Jim Koon, Managing Broker
(208) 665-6475 or (208) 640-9470
jim@cdabroker.com

Black Commercial, Inc
105 N. 1st Street, Suite 300
Coeur d'Alene, Idaho 83814
www.cdabroker.com

Prime Commercial Frontage
Government Way
At Prairie Ave



NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

Jim Koon, Managing Broker
(208) 665-6475 or (208) 640-9470
jim@cdabroker.com

Black Commercial, Inc
105 N. 1st Street, Suite 300
Coeur d'Alene, Idaho 83814
www.cdabroker.com