



GARWOOD BUSINESS CENTER LIGHT-INDUSTRIAL DEVELOPMENT SITE

GARWOOD BUSINESS CENTER

LOT 3, BLOCK A, HAYDEN, ID 83816

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Property Summary



OFFERING SUMMARY

Sale Price:	\$395,000
Price / SF	\$1.83
Price Per Acre;	\$79,637.10
Lot Size:	4.9 Acres
Lot Size (SF):	216,050 SF
Zoning:	Light Industrial & Mini Storage
AIN:	213842
Parcel #:	0278700A0030

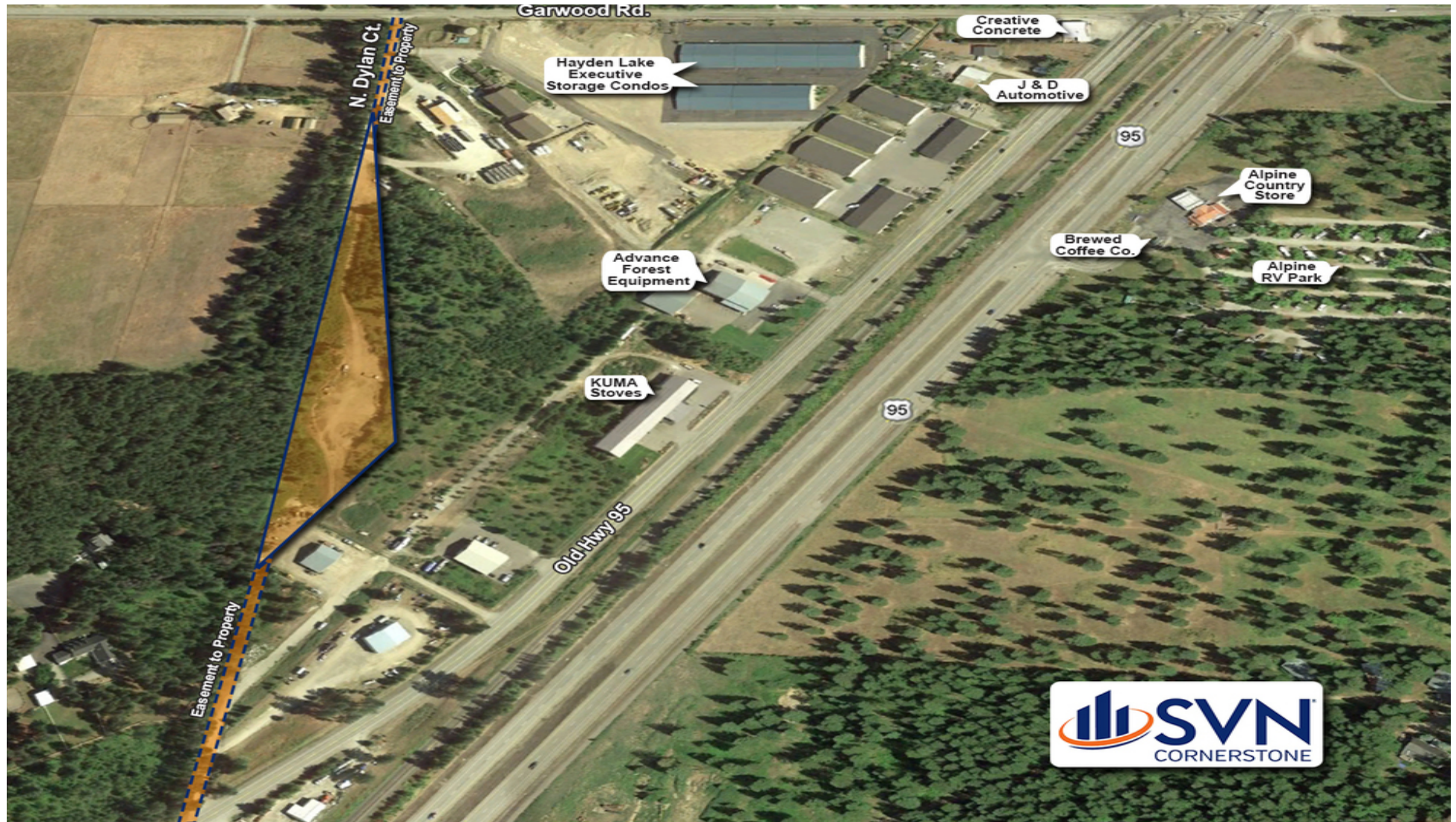
LOCATION OVERVIEW

Located just off of Hwy 95 & Hwy 53. The property has two access roads to the property from either Garwood Rd or from Old Hwy 95. The property is considered to be in Rathdrum although it is just south of Garwood. Just 11 miles to Coeur d 'Alene and 35 Miles to Sandpoint.

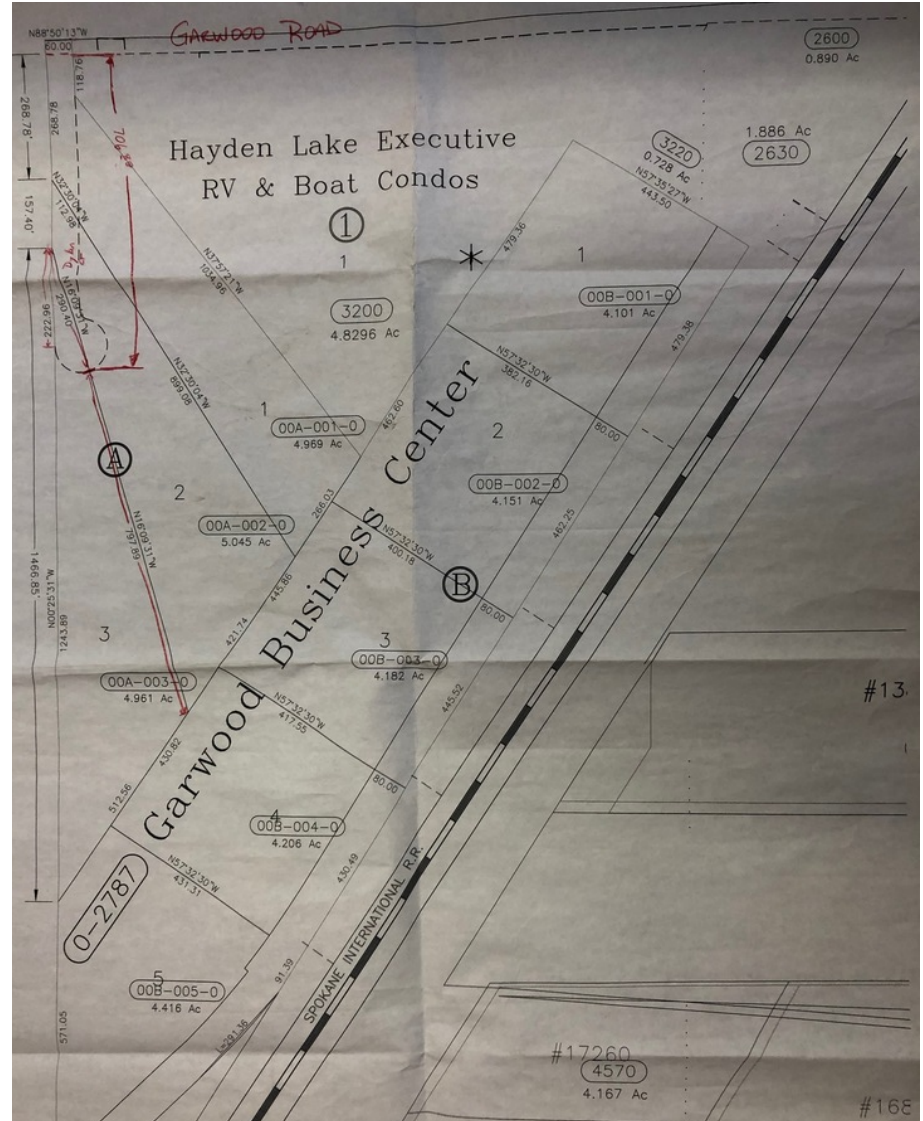
PROPERTY HIGHLIGHTS

- Rural commercial subdivision
- Zoning is intended for light industrial uses which includes mini storage.
- Power and water is available on site
- Low 4% interest Seller Financing available
- Current Legal Description - GARWOOD BUSINESS CENTER, LT 3 BLK A 25 52N 04W

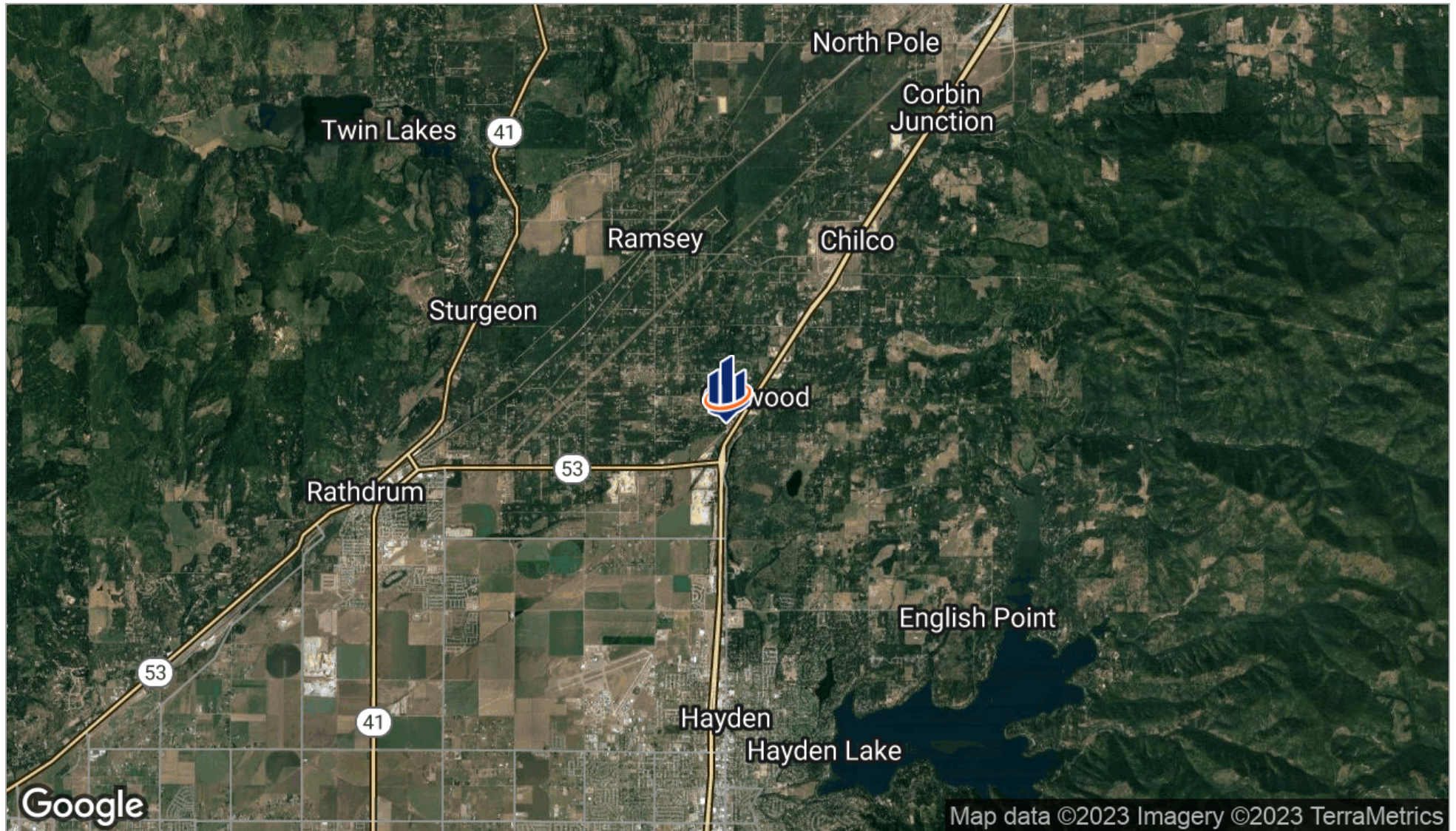
Garwood Area Retail Map



Parcel Maps



Location Maps Garwood Area



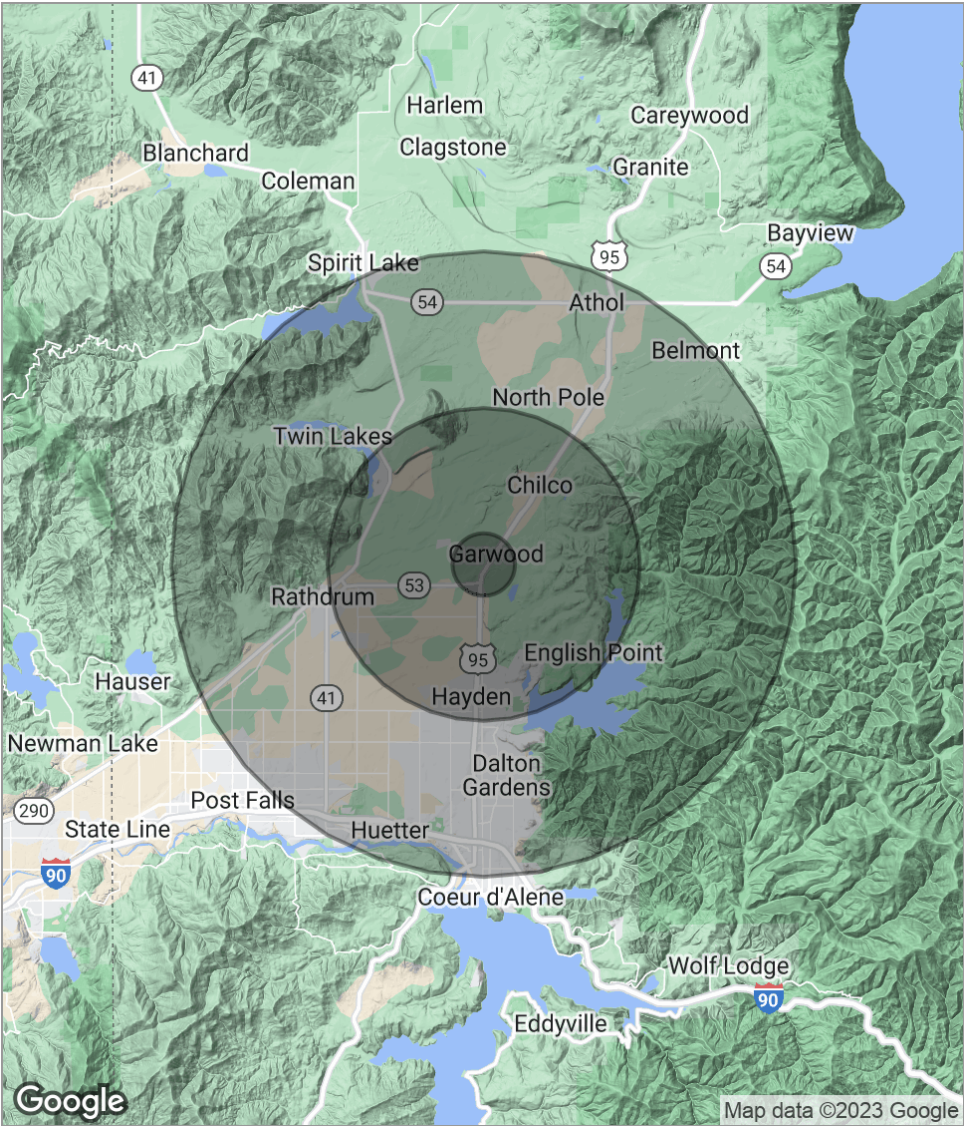
Garwood Area Highlights

COMMUNITY INFORMATION

- There are many businesses, recreational and lifestyle opportunities to experience in the Rathdrum area. Located in the central part of Kootenai County, Rathdrum is a small community surrounded by an incredible natural beauty as diverse as the individuals that make it home.
- For over a century people have enjoyed the mountains, lakes and wildlife that thrive in Rathdrum, Idaho. There are biking and hiking trails, water recreational opportunities and fantastic fishing as well as two distinct 18-hole gold courses providing locals and visitors with a fun and relaxing experience.
- Community celebrations include Rathdrum days, normally the third weekend in July, where residents and friends come together and enjoy events such as street dancing, watermelon eating contest, wiener dog races, and anything the committee might dream up. Throughout the year there are other events for the community and friends, such as festival D'lights in December, community concerts in the old City Park, and a fishing derby for kids in Rathdrum Creek which runs through the park.
- Rathdrum offers many choices of restaurants and shopping. Lodging is available at local Bed and Breakfasts set in beautiful natural surroundings. We have outstanding schools and pursue a philosophy that knowing and supporting ones neighbor, a hallmark of small- town life, is something we consciously practice and prefer.
- As of the census of 2010, there were 6,826 people, 2,427 households, and 1,852 families residing in the city. The population density was 1380.38 people per square mile. There were 2,561 housing units at an average density of 517.90 per square mile.



Demographics Map Garwood Area



POPULATION	1 MILE	5 MILES	10 MILES
Total population	4,927	76,424	127,220
Median age	37.9	38.0	37.8
Median age [Male]	34.7	35.6	36.4
Median age [Female]	40.3	40.1	39.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,094	33,131	53,027
# of persons per HH	2.4	2.3	2.4
Average HH income	\$50,409	\$53,783	\$57,622
Average house value	\$267,432	\$255,091	\$262,271

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio

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Designated Broker



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PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club and serves on the Red Cross Board of Directors for the Northwest Region. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS & AFFILIATIONS

ICSC ; CCIM ; Greater Spokane Incorporated [GSI] member; National Association of Realtors; Washington State Commercial Association of Realtors; Manito Golf and Country Club member

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Direct: | Cell:



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