

HIGH QUALITY MULTI-PURPOSE BUILDING FOR SALE

6701 N IDAHO RD | NEWMAN LAKE, WA 99025

TOK
COMMERCIAL



DANNY DAVIS / 208.691.6003 / danny@tokcommercial.com

SALE PRICE

\$2,200,000

THIS PROPERTY IS EXCLUSIVELY MARKETING BY INLAND NORTHWEST LLC DBA TOK COMMERCIAL

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



OFFERING DETAILS

Property Address	6701 N Idaho Rd Newman Lake, WA 99025
Property Type	Specialty/Assembly
Bldg Size	10,800 SF
Lot Size	10.09 AC
Year Built	2005
Parking	Ample
Zoning	Rural Traditional
Sale Price	\$2,200,000
Price/SF	\$203/SF

HIGHLIGHTS

- Quality-built specialty facility with flexible layout ideal for assisted living, church, school, or community use with ample parking.
- Built-in commercial kitchen and functional assembly space designed for large-group operations.
- Well-maintained 2005 construction featuring quality finishes and adaptable interior configuration.
- Centrally positioned to serve more than 173,000 residents within a 10-mile radius, offering strong regional accessibility and visibility.
- Water is currently shared with a neighboring system. Seller shall deliver a well permit at time of closing. Buyer to drill a new well within 1 year. Contact agent for additional information.









INTERSTATE 90
4 MIN DRIVE / 2.1 MILES



IDAHO
WASHINGTON

N IDAHO RD



3 MILE RADIUS

POPULATION **12,508**
3 MI. RADIUS

HISTORIC ANN. GROWTH **1.3%**
3 MI. RADIUS

AVG. HOUSEHOLD INC. **\$105,026**
3 MI. RADIUS

5 MILE RADIUS

POPULATION **43,675**
5 MI. RADIUS

HISTORIC ANN. GROWTH **2.2%**
5 MI. RADIUS

AVG. HOUSEHOLD INC. **\$119,065**
5 MI. RADIUS

10 MILE RADIUS

POPULATION **173,193**
10 MI. RADIUS

HISTORIC ANN. GROWTH **3.0%**
10 MI. RADIUS

AVG. HOUSEHOLD INC. **\$109,824**
10 MI. RADIUS



SPOKANE BRIDGE
6 MIN DRIVE / 2.3 MILES

15,633 VPD

94,184 VPD

[7] **6701 N IDAHO RD**

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AERIAL MAP

22 MIN TO COEUR D'ALENE

27 MIN TO SPOKANE



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