FOR SALE

CAR WASH OPPORTUNITY

NNA NAGLE LANE - RATHDRUM, ID

7FOLD REALTY ADVISORS

DONNIE MURRELL
208-758-7539
donnie@7foldrealty.com

DON MURRELL SR
208-660-5583
gdmurrell@yahoo.com

BERKSHIRE HATHAWAY | JACKLIN REAL ESTATE

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY

NNA NAGLE LANE - RATHDRUM, ID

PROPERTY HIGHLIGHTS

- **Prime Location & High Visibility:** Strategically positioned at the newly signalized intersection of Nagel Road & Highway 41 in Rathdrum with excellent traffic counts and no car wash tunnel competitors nearby.
- **Innovative & Eco-Friendly Design:** An 85-foot express car wash tunnel featuring solar power, EV charging stations, and water recycling for a sustainable, high-efficiency operation.
- **Ready-to-Build with Plans:** Complete with detailed business and site plans at a cost of over $65,000, city-ready construction documents, and potential for additional revenue streams like food truck concessions.
- **Expert Partnership for Success:** Supported by Sonny's Enterprises, the industry leader, ensuring top-tier equipment, streamlined operations and a profitable turnkey opportunity.

PRICE: $647,000 ($15.49/SF)

PROPERTY INFO

- .96 Acres (41,761 SF)
- Phase 1 Report Complete
- Utilities - Water, Sewer, Gas & Data
- Zoning - C-1 General Commercial District
- 6.5 miles to I-90

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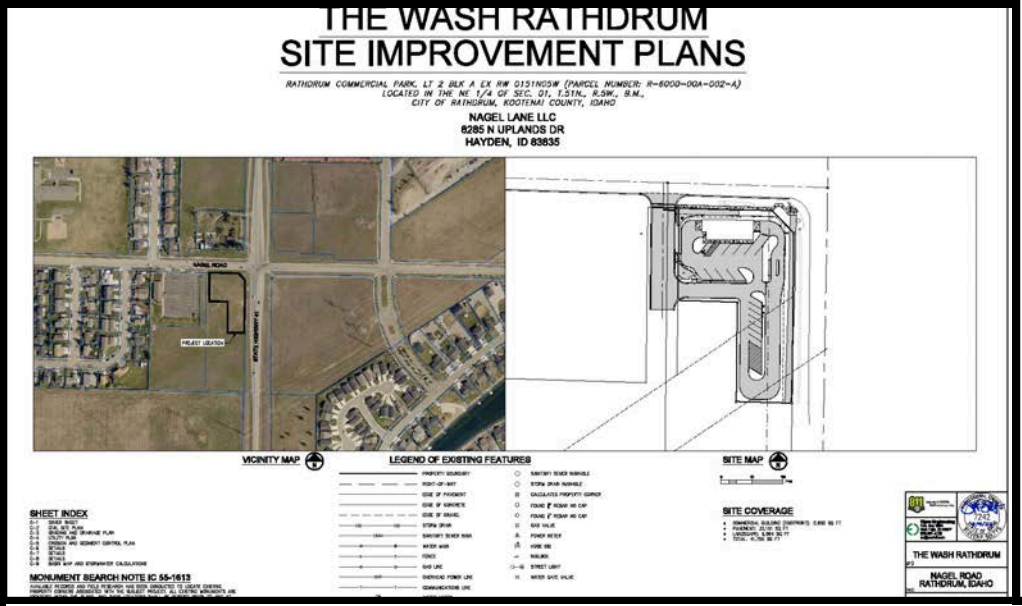

RATHDRUM COMMERCIAL PARK PROPERTY
SW CORNER OF THE INTERSECTION OF W. NAGEL LANE AND HIGHWAY 41
KOOTENAI COUNTY PARCEL NUMBER R600000A0020
RATHDRUM, ID 83858

ALLWEST PROJECT NO. 120-442E

DATE: NOVEMBER 24, 2020

PREPARED FOR:

PREPARED BY:

ALLWEST

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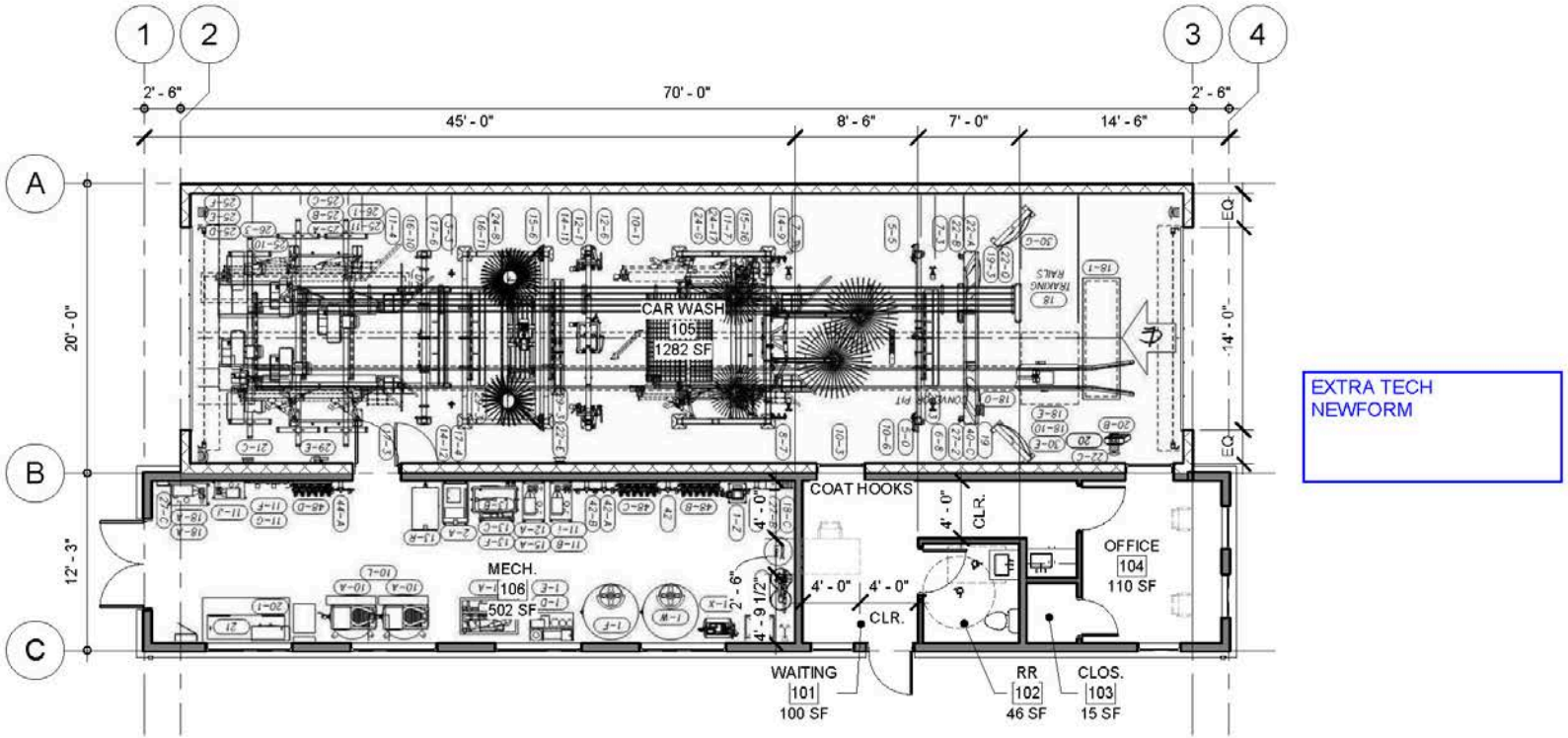

1 / 100 PLAN CONCEPT - THE WASH

1/8" = 1'-0"

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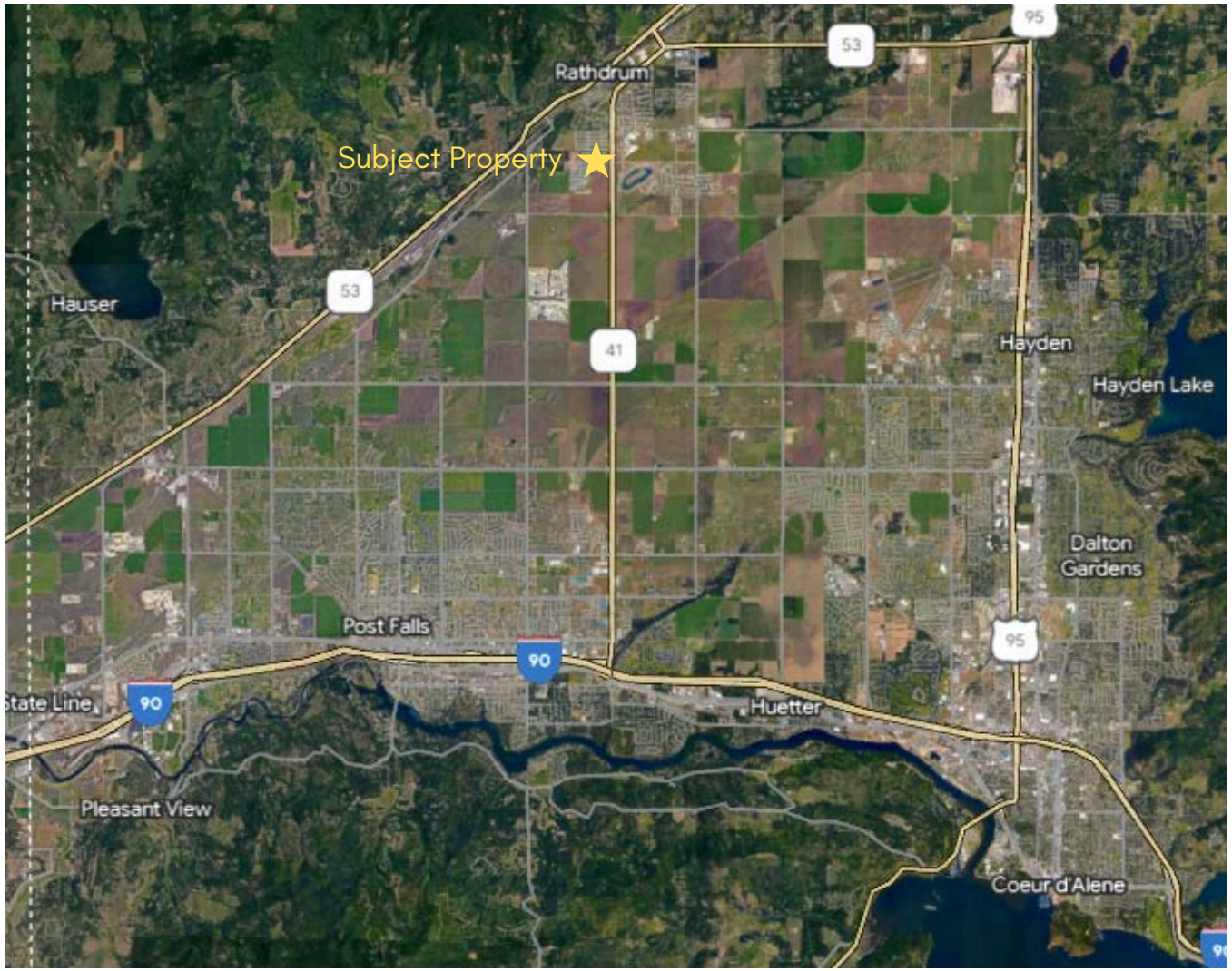

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