

FOR SALE

CAP RATE 7.96%

LONG TERM GSA LEASED INVESTMENT

12740 & 12770 US Highway 12 | Orofino, ID 83544



KIEMLE
HAGOOD

Offering Price **\$3,725,000**
N01 **\$296,545**

OFFICE BUILDING	±9,270 SF
WAREHOUSE BUILDING	±8,350 SF
TOTAL BUILDING SIZE	±17,620 SF
LOT SIZE	±2.36 Acres
PARCEL NO.	RPA0775002000CA, LRA0775002000AA
ZONING	MXD, Mixed Use District

ERIK NELSON, SIOR

509.220.4042

erik.nelson@kiemlehagood.com

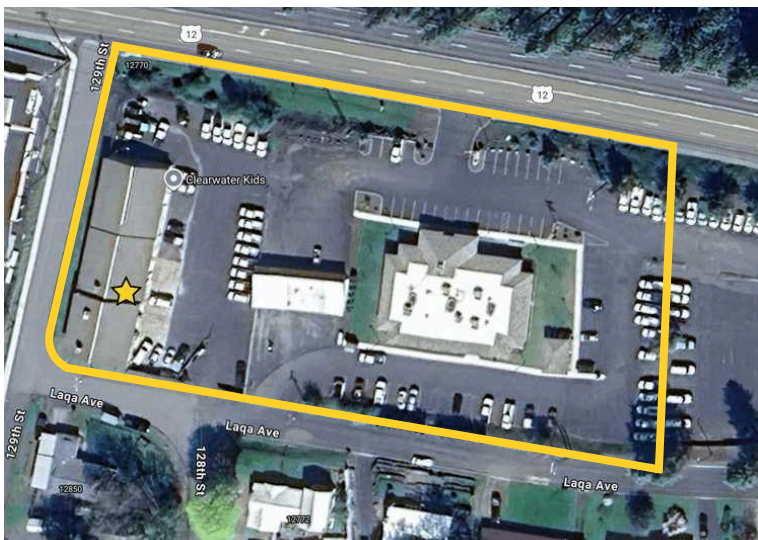
PROPERTY OVERVIEW | FLOOR PLAN

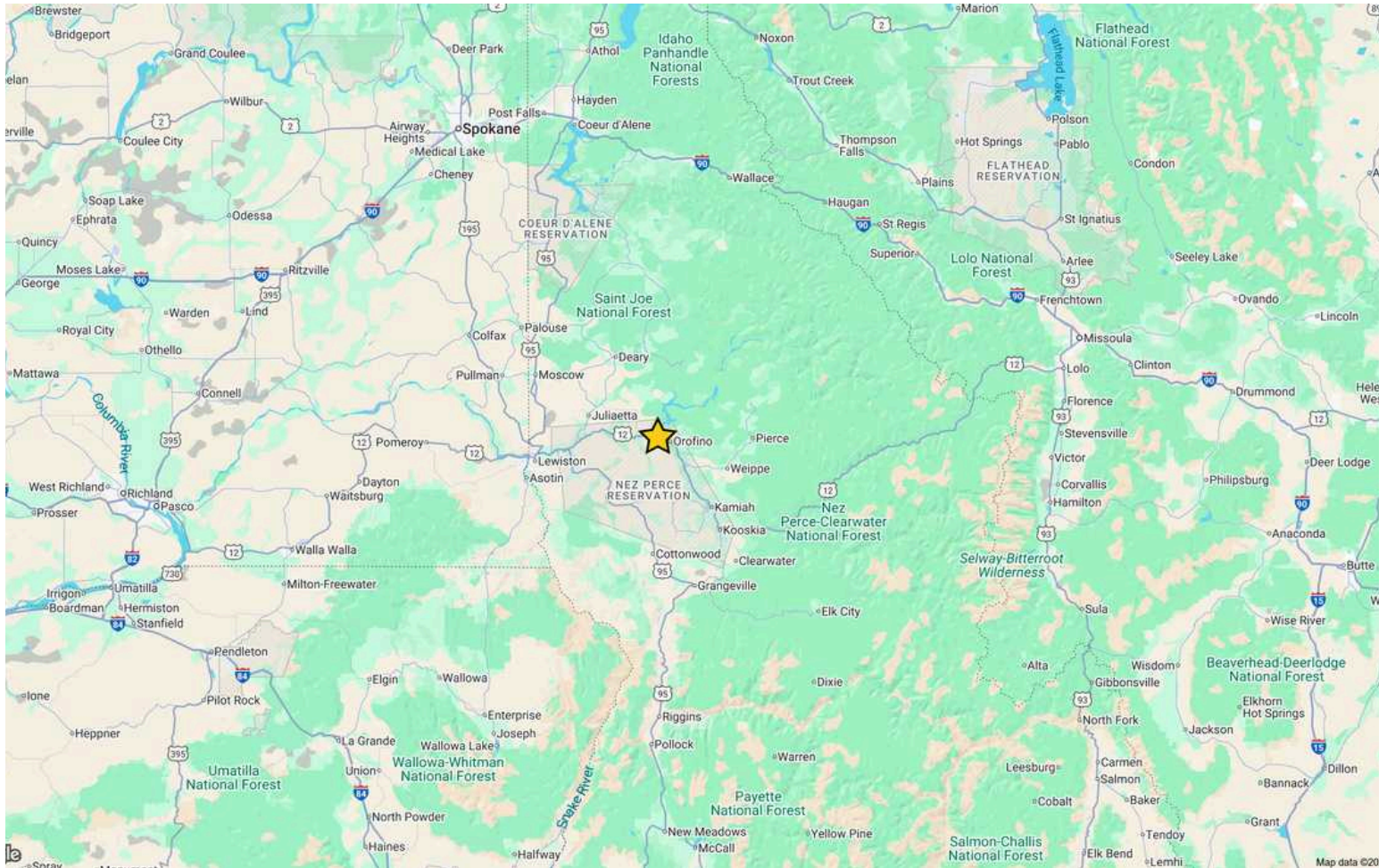
LONG TERM GSA LEASED INVESTMENT **FOR SALE**

Office Building 9,270 square feet

Warehouse Building 8,350 square feet

Lease with the U.S. Forest Service (Expiration August 31, 2034)





LONG TERM GSA LEASED INVESTMENT

[VIEW LOCATION](#)

12740 & 12770 US Highway 12 | Orofino, ID 83544



ERIK NELSON, SIOR

509.220.4042 | erik.nelson@kiemlehangood.com



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201