

EXCELLENT OWNER/USER OPPORTUNITY

Images are for illustration purposes only



Offered at
\$1,400,000

AIN: 344776
Acres: 0.23
Zoned: C-17

Owner/Agent

A new retail/office center in midtown Coeur d'Alene, Idaho, is strategically located near the signaled intersection of Interstate 90 and 3rd Street, which sees 8,300 vehicles per day. Located directly across from Dave Smith Motors and zoned C-17 by the City of Coeur d'Alene. The modern building offers 4,046 square feet of leasable space, with suite sizes ranging from 694 sf up to the full building and includes 12 dedicated parking spaces plus additional on-street parking along Annie Avenue and 3rd Street. Featuring extensive storefront glass for abundant natural light, the property will be delivered as follows: Suites A & B in a "grey shell" condition with exposed studs and gravel floor (allowing a new owner full flexibility to design the interior, relocate electrical, and add plumbing), while including HVAC units and electrical service to the panel; Suites C & D as a "warm vanilla shell" with completed bathrooms and sheet rocked into a large open room; and the exterior fully finished with a paved parking lot and landscaping.



1923 N 3rd Street
Coeur d'Alene, Id 83815

**KIEMLE
HAGOOD**

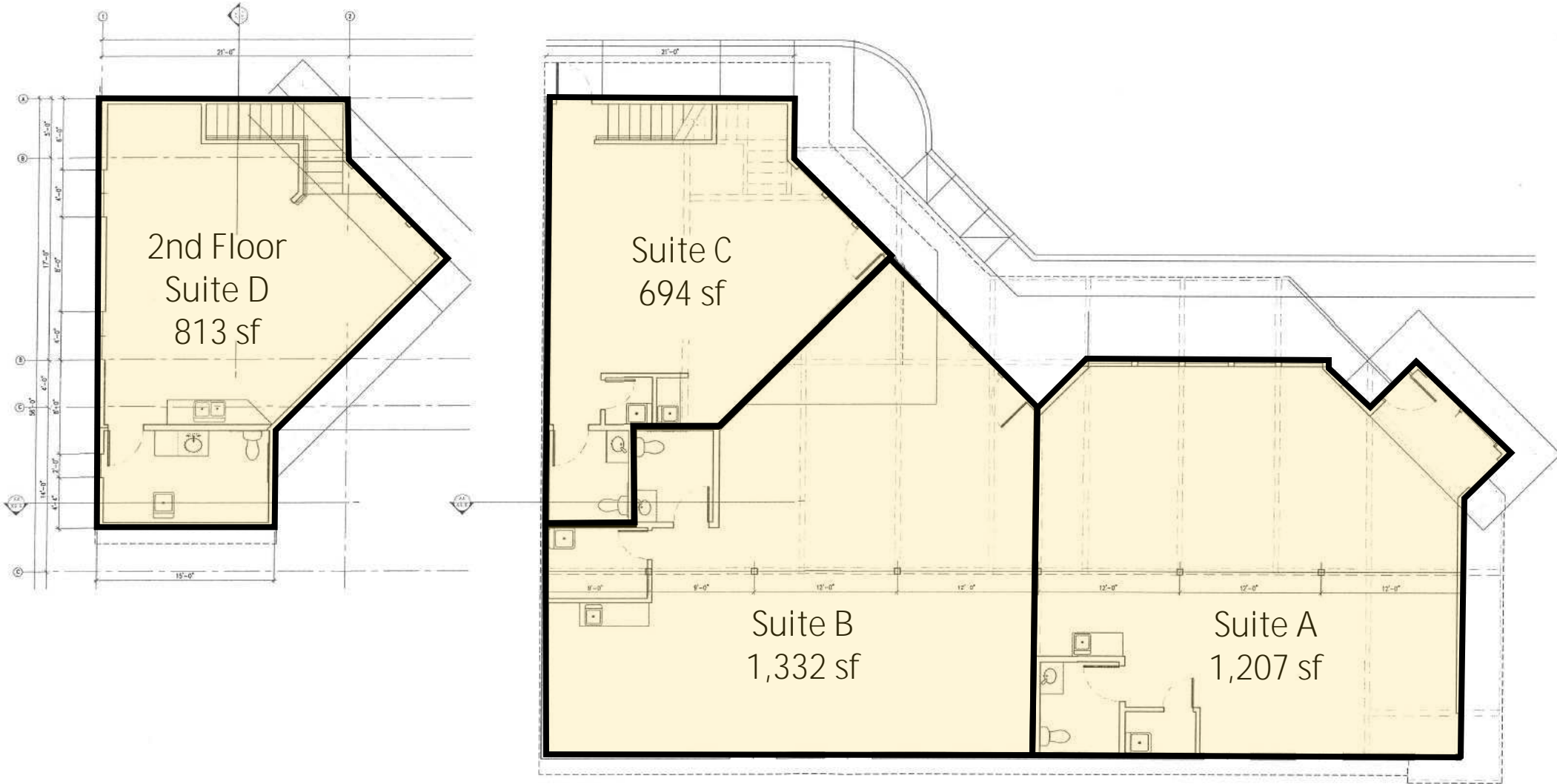
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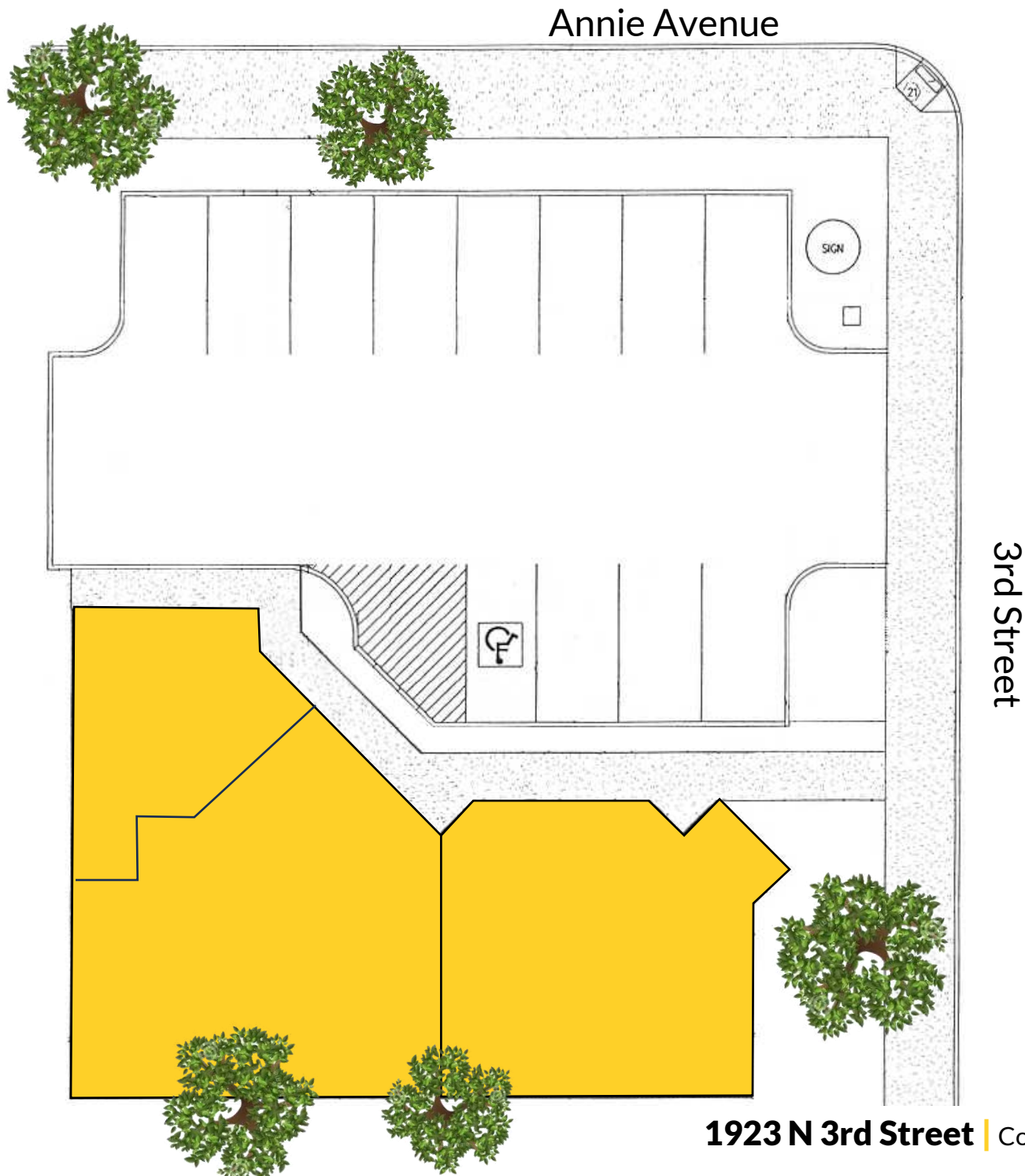


TOM FISHER

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For visual purposes only



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TRAFFIC COUNTS - 1 MILE

RETAIL/OFFICE SUITES FOR LEASE

Distance:	Street:	Count:
0.03	Annie Avenue North 3rd Street	8300
0.05	3rd Street E Annie Ave	7000
0.06	Annie Avenue N 3rd St	8300
0.08	3rd Street East Locust Avenue	7200
0.09	4th Street East Annie Avenue	8400
0.09	4th St E Annie Ave	13500
0.09	4th Street N 3rd St	10500
0.11	Locust Avenue N 3rd St	3300
0.12	Locust Avenue N 3rd St	4500
0.13	4th Street	8400
0.13	4th Street N 4th St	7200
0.14	Locust Avenue North Government Way	4700
0.14	3rd St E Poplar Ave	9700
0.15	Ironwood Drive	7800
0.16	4th St E Hattie Ave	24000
0.16	Homestead Ave	6900
0.19	Govt Way E Hattie Ave	17000
0.19	Government Way East Locust Avenue	18000
0.19	4th Street E Poplar Ave	8400
0.2	4th St/Interstate 90	32500
0.2	4th St/Interstate 90	23500
0.21	Locust Ave/6th Street	2600
0.22	3rd Street/Locust Ave	7200
0.22	Govt Way/Homestead	18000
0.22	Interstate 90	39500



NEARBY BUSINESSES

RETAIL/OFFICE SUITES FOR LEASE

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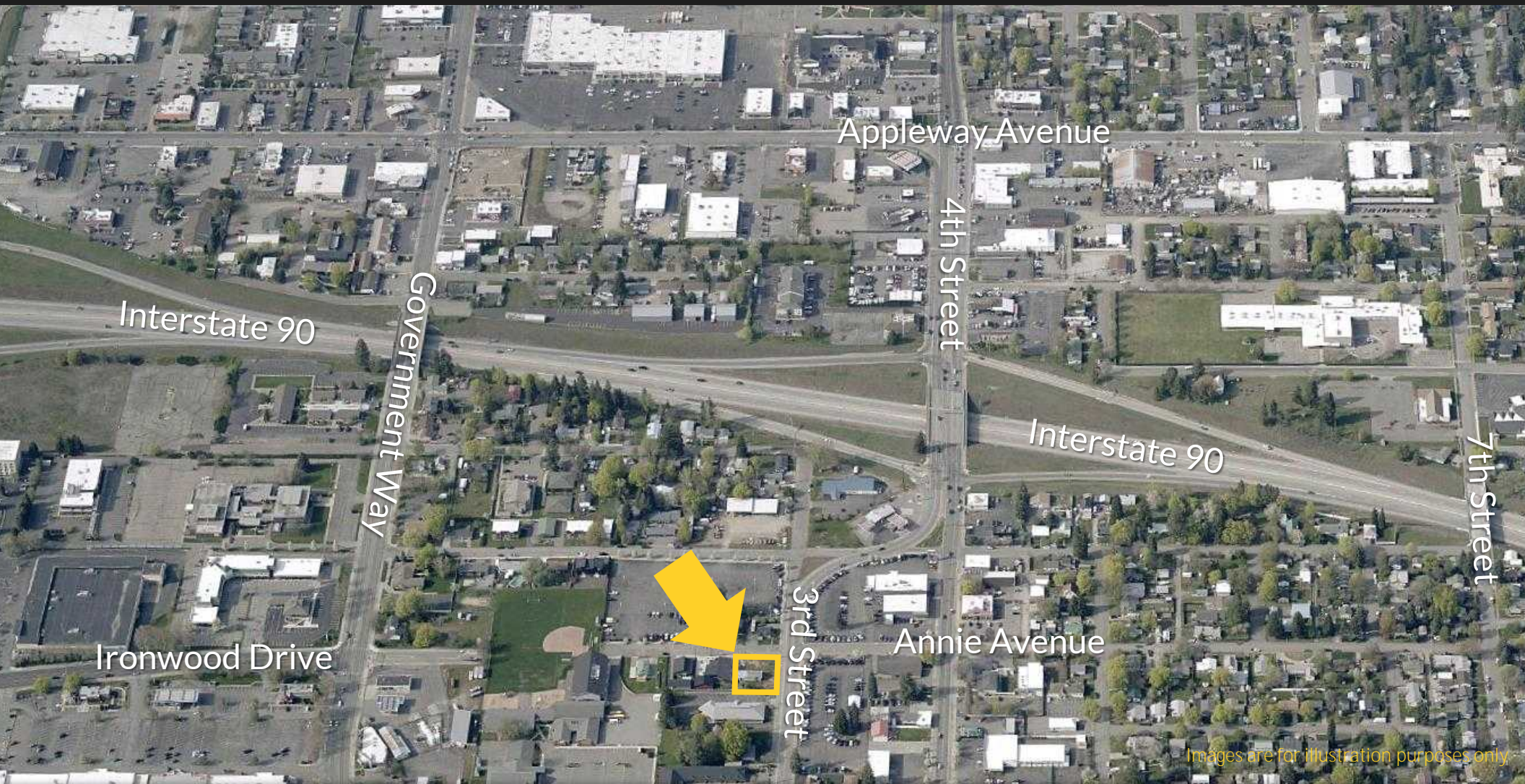


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OFFICE LOCATIONS

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

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Schneidmiller Realty
1924 Northwest Blvd.
Coeur d'Alene, ID 83814

