



FOR SALE

WATERFRONT MULTI-FAMILY

[KIEMLEHAGOOD

ANTHONY "TONY" VILLELLI

D | 208.661.3044

tony.villelli@kiemlehagood.com

TOM VILLELLI

D | 208.659.1821

tom.villelli@kiemlehagood.com



THE OFFERING

Waterfront Multi-Family

This nearly completed 4-unit waterfront property is an amazing value-add opportunity! At approximately .95 acres and 95 feet of waterfrontage, this recreationally zoned property allows for short term rentals or full time living. Two units are ready for carpet and final trim work, the other two are drywalled and painted, ready for cabinets and finish work. Besides the 4 new units, there is a charming old 3-bedroom, 2-bath cabin on the property. A short 15-minute bike ride gets you across the long bridge to Powder Hound Pizza and all the other fun in downtown Sandpoint!

THE OFFERING

1

Parcel

2

Buildings

5

Total Units

±8,346

Total Building Square Feet



OFFERING PRICE

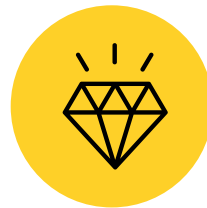
\$2,750,000

45 Waterside Lane | Sagle, ID, 8386 **KIEMLEHAGOOD**



STRONG ECONOMIC GROWTH

- Located in one of North Idaho's fastest-growing recreational corridors
- Benefiting from year-round tourism tied to Sandpoint's surging economy
- High demand for waterfront lodging and short-term accommodations



EXCEPTIONAL LOCATION

- Premier waterfront with frontage
- Diversified income streams
- Multi-Building property offering potential for long or short term rental positioning



PRIME TOURISM

- Easy access to downtown Sandpoint, Schweitzer Mountain Resort, U.S. 95, and regional amenities
- Strong year-round draw from boating, skiing, hiking, and regional events



SITE DESCRIPTION

PROPERTY ADDRESS	LAND AREA (AC)	±0.95 Acres	BUILDING AREA (SF)	±8,346 SF
45 Waterside Lane Sagle, ID, 83860	LAND AREA (SF)	±41,382 SF	BUILDINGS	2 Buildings
	PARCEL	RP0023401001D0A	FOURPLEX AREA (SF)	±6,656 SF
	ZONING	Recreational	CABIN AREA (SF)	±1,690 SF

PROPERTY PHOTOS



FOURPLEX PHOTOS



CABIN PHOTOS

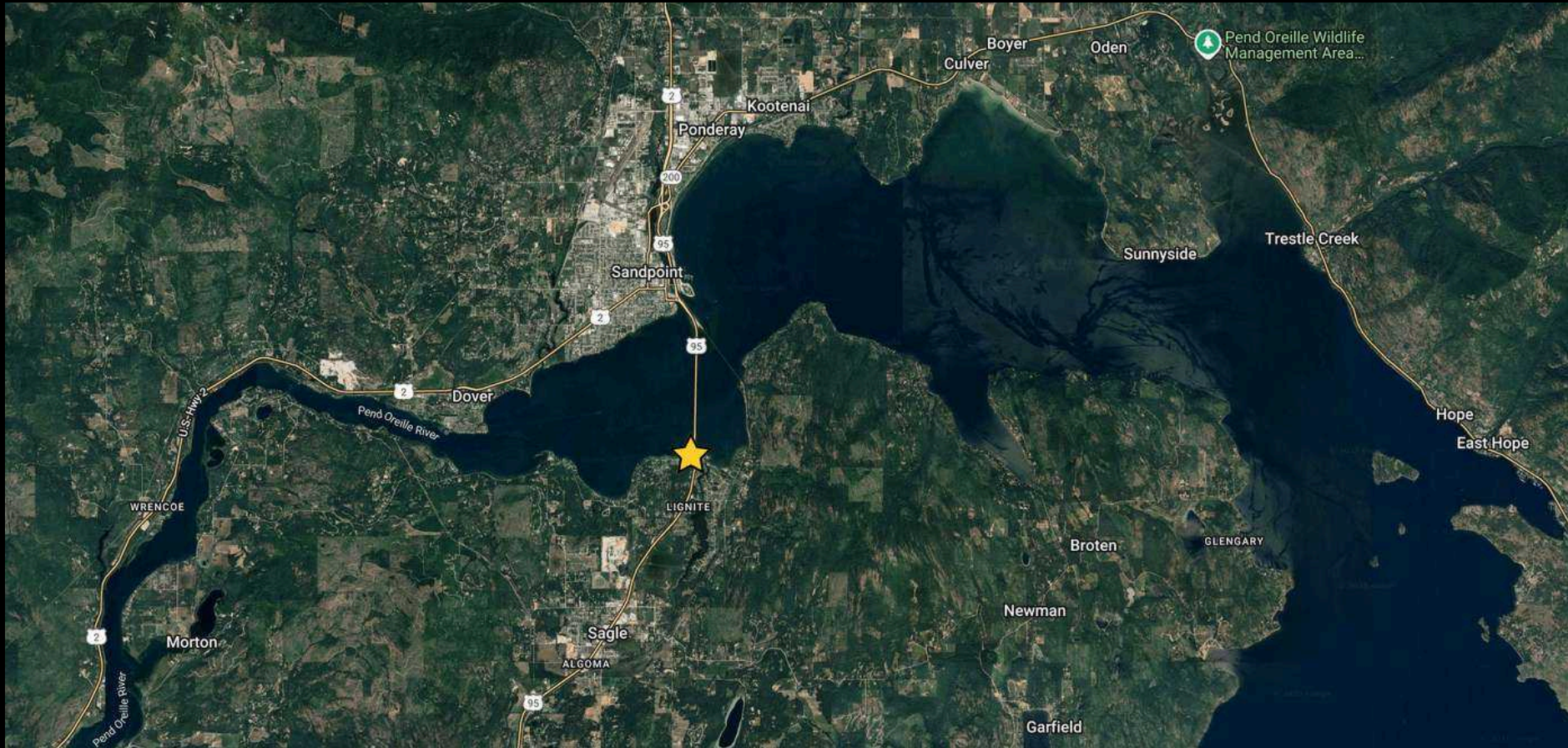


2025 DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
2025 Estimate Population	795	8,368	17,330
2030 Projected Population	848	8,908	18,700
2025 - 2030 Projected Annual Growth	1.30%	1.30%	1.60%
2020 - 2025 Historic Annual Growth	-	-	0.80%
2025 Estimated Households	328	3,600	7,362
2025 Estimated Average Household Income	\$107,026	\$107,673	\$102,652
2025 Estimated Median Household Income	\$74,847	\$75,309	\$74,276
2025 Annual Household Expenditure	\$32.93 M	\$349.83 M	\$705.09 M
2025 Annual Household Retail Expenditure	\$17.15 M	\$177.64 M	\$359.93 M



WATERFRONT MULTI-FAMILY



ANTHONY “TONY” VILLELLI

tony.villelli@kiemlehagood.com

D | 208.661.3044

TOM VILLELLI

tom.villelli@kiemlehagood.com

D | 208.659.1821

**KIEMLE
HAGOOD**

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 though 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 owner of an exclusive right that is allegedly infringed; 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 valid.