

FOR SALE

SINGLE TENANT NNN INVESTMENT

405 W Canfield Avenue | Coeur d'Alene, ID 83815

KIEMLEHAGOOD

ERIK NELSON, SIOR

D | 509.220.4042

erik.nelson@kiemlehagood.com

PROPERTY OVERVIEW

Offering Price \$3,500,000

BUILDING SIZE	±6,859 SF
YEAR BUILT	2005
LOT SIZE	±50,094 SF
PARCEL NO.	C82730010040
ZONING	C-17
TENANT	McKenzie River Pizza
LEASED UNTIL	7/31/2033

- Sale includes Idaho Liquor License (currently liquor license lease in place with McKenzie River Pizza).

NOI **\$186,687.25**
CAP RATE **5.33%**

This well positioned single tenant commercial property offers ±6,859 square feet of building space on a generous ±50,094 square foot lot. Situated on a high traffic corner near Silver Lake Plaza and Silver Lake Mall, the site benefits from excellent visibility and consistent vehicle exposure. The property's strategic location and ample site size make it well suited for a variety of commercial uses, offering both convenience and strong accessibility for customers and employees.

SINGLE TENANT NNN INVESTMENT **FOR SALE**





DEMOGRAPHICS

EST POPULATION 2025
PROJ. POPULATION 2030
EST. HOUSEHOLDS
MEDIAN AGE
2025 AVERAGE HHI
2025 MEDIAN HHI

1 MI

6,503
6,445
2,608
40.1
\$107,606
\$86,755

3 MI

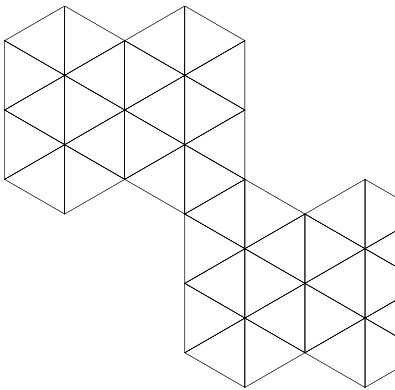
61,714
65,114
25,293
40.3
\$99,811
\$79,359

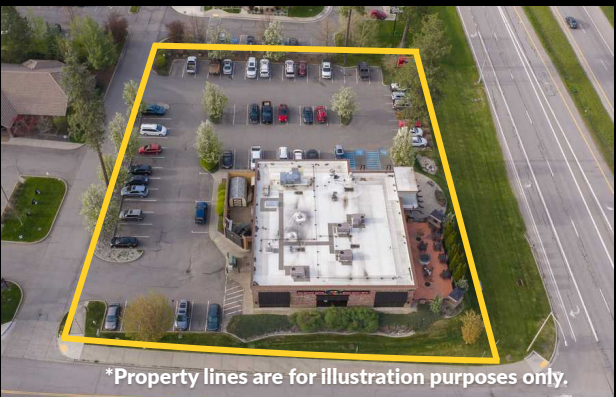
5 MI

93,524
98,822
38,659
40.6
\$105,402
\$80,675

10 MI

161,492
173,788
64,759
40.1
\$106,654
\$83,225



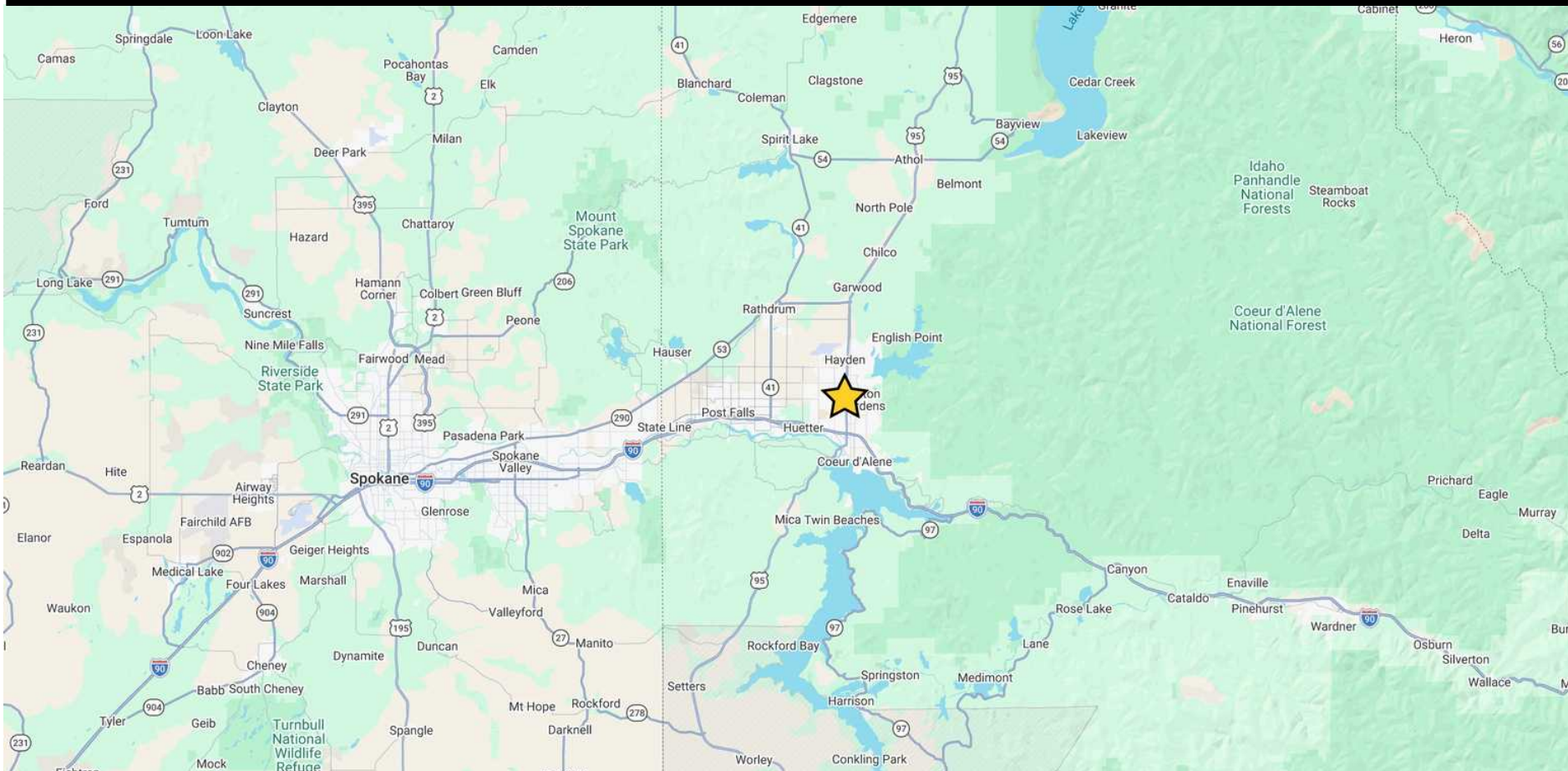




VIEW LOCATION



SINGLE TENANT NNN INVESTMENT FOR SALE



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 in 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.

ERIK NELSON, SIOR

D | 509.220.4042

erik.nelson@kiemlehangood.com

[KIEMLEHAGOOD]