



RETAIL/OFFICE SPACE

Total Building Size: ±45,840 SF
 Total Lot Size: ±3.858 Acres
 Parcel #: C816001001A / C816001004A
 Year Built: 1985
 Centrally Located in Coeur d'Alene
 Highway 95 Frontage Location
 Excellent Ingress/Egress, Exposure and Parking

Suite 3

Price: \$1.50 PSF / Mo
 Modified Gross
 Space Size: ±2,570 SF

Suite 6

Price: \$1.50 PSF / Mo
 Modified Gross
 Space Size: ±1,380 SF

Suite 16B

Price: \$1.50 PSF / Mo
 Modified Gross
 Space Size: ±550 SF

Modified Gross Lease

Tenant is responsible for base rent plus gas, electricity, garbage, phone, data, interior janitorial and \$25 per month HVAC service fee.

Landlord pays property taxes and property insurance, landscaping, snow removal, water and sewer.

Call listing agent to schedule a tour

Sunset Village

296 W. Sunset Avenue
 Coeur d'Alene, ID 83815

**View
Location**



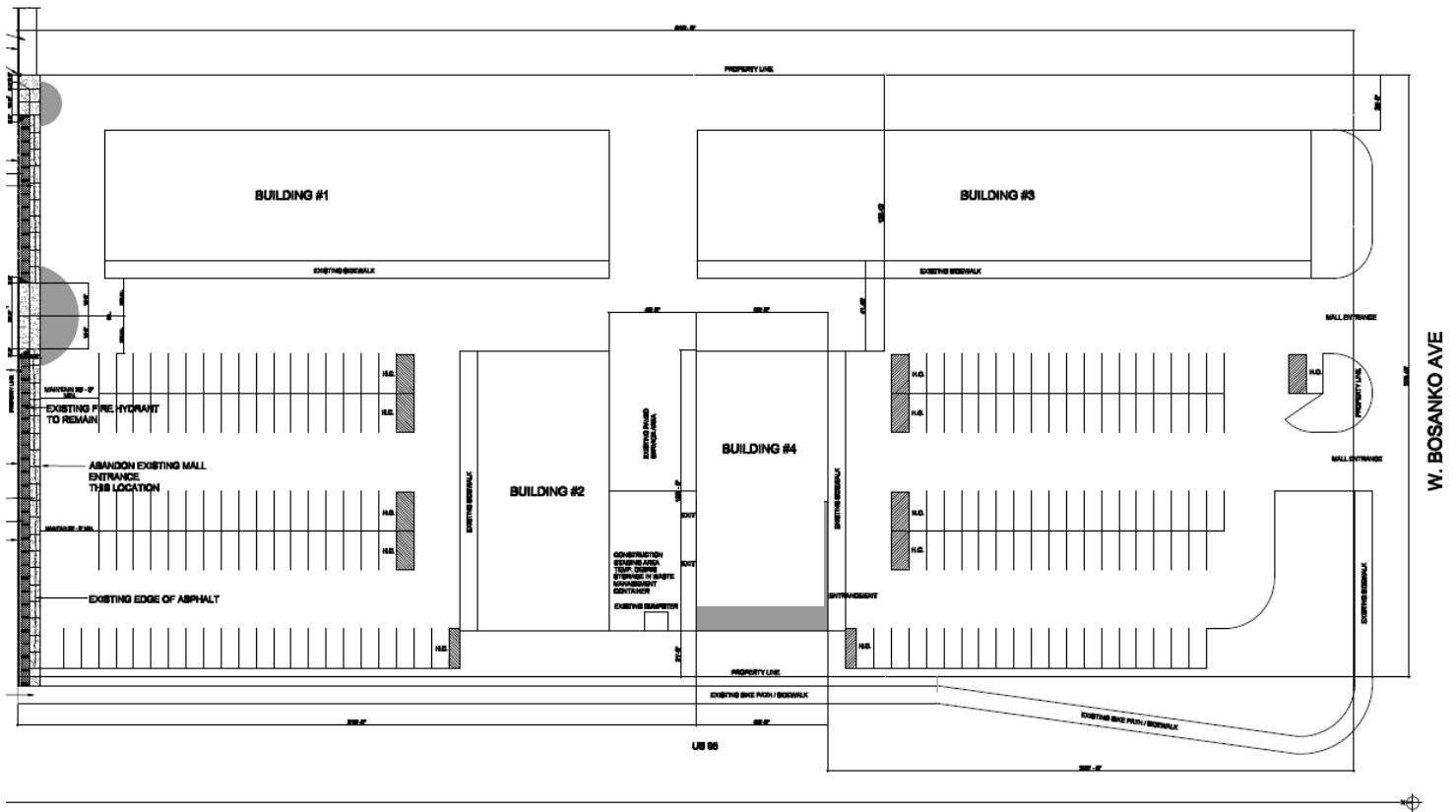
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**KIEMLE
HAGOOD**

Sunset Village

296 W. Sunset Avenue
Coeur d'Alene, ID 83814



Neighboring Tenants:

Las Chavelas
AAA - Coeur d'Alene
Sandbaggerz Golf

The Barbershop
Coeur d'Alene Wigs
And Many More!

Bedrock Jewelers
The Beauty Lounge



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1579 W. RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

**KIEMLE
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OFFICE LOCATIONS

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

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