

# FOR SALE OR LEASE



## FREESTANDING COMMERCIAL BUILDING

### PRICE REDUCED!

Offering Price: ~~\$2,450,000~~ \$2,395,000

Lease Rate: ~~\$18.00 PSF~~ \$17.00 PSF

Building Size: ±11,016 SF (Main)  
±2,100 SF (Storage/Utility Shed (No value given to))

Total Lot Size: ±1.05 Acres

Year Built: 1995

Parcel Number: C77600010020

Zoning: C-17

*\*Offering price is based on main retail building only (\$222.41 PSF)*

*\*New Roof Membrane - Fall 2023*



KIEMLEHAGOOD.COM

## COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way  
Coeur d'Alene, ID 83815

View  
Location



**PAT EBERLIN**

208.215.1375

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**MARY KIENBAUM**

208.770.2589

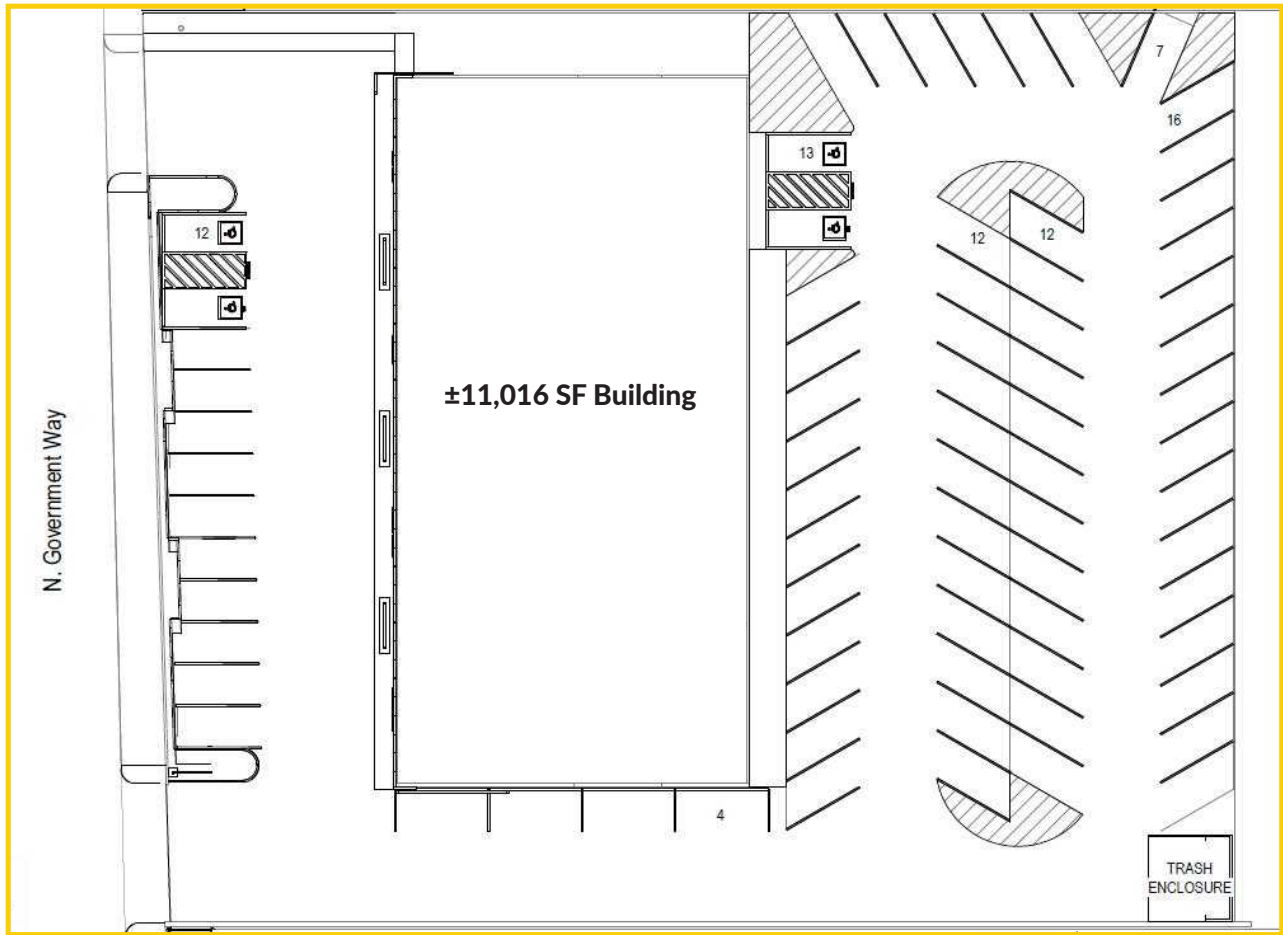
mary.kienbaum@kiemlehaood.com

**KIEMLE  
HAGOOD**

Conceptual Preliminary Site Plan  
Not in place

# COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way | Coeur d'Alene, ID



# PROPERTY PHOTOS

3210 N Government Way | Coeur d'Alene, ID

## PROPERTY HIGHLIGHTS

- Premier retail corridor of Coeur d'Alene, ID
- Excellent visibility
- Open commercial space
- On-site parking
- Government Way frontage
- Easy access to Highway 95 via Neider Ave

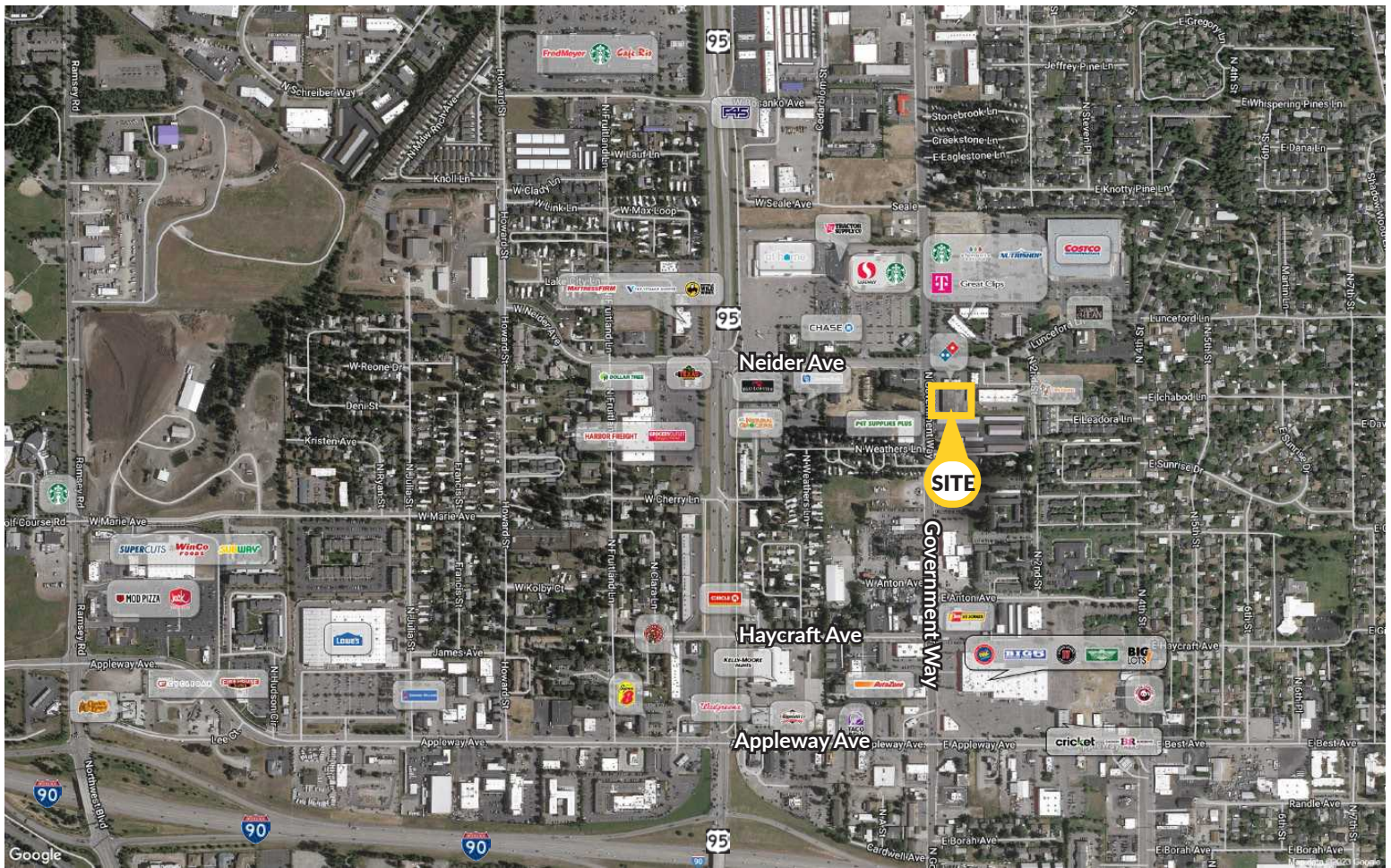


# COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way | Coeur d'Alene, ID

*Conceptual Drawings  
Improvements are not in place*





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COEUR D'ALENE, ID 83814



**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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