



## 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

### Modified Gross Lease

Tenant is responsible for base rent plus gas, electricity, garbage, phone, data, interior janitorail 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**

KIEMLEHAGOOD.COM

## Sunset Village

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

**View  
Location**



**PAT EBERLIN**  
208.215.1375

pat.eberlin@kiemlehaood.com

**KIEMLE  
HAGOOD**







## Sunset Village

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

**PAT EBERLIN**

208.215.1375 pat.eberlin@kiemlehagood.com

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

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**OFFICE LOCATIONS**

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

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