

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

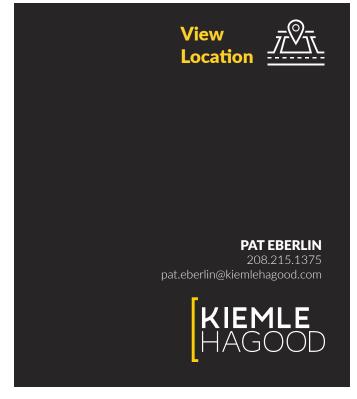
Tenant is responsible for base rent plus gas, electricity, garbage, phone, data, interior janitorail and \$25 per month HVAC service fee.

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

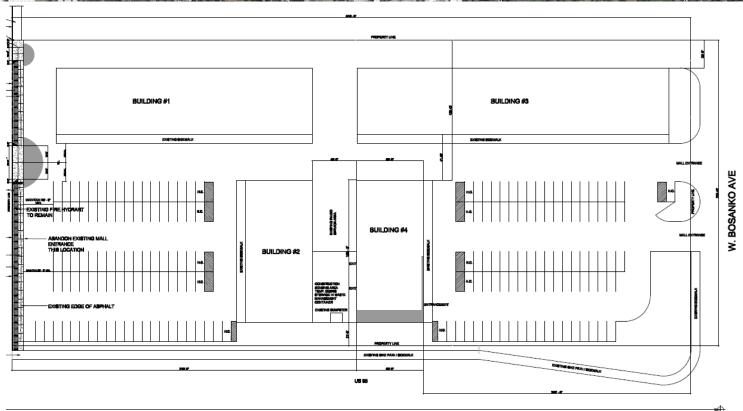
Call listing agent to schedule a tour

Sunset Village

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









Neighboring Tenants:

Las Chavelas AAA - Coeur d'Alene Sandbaggerz Golf The Barbershop Coeur d'Alene Wigs And Many More! Bedrock Jewelers The Beauty Lounge

KIEMLEHAGOOD





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



OFFICE LOCATIONSSPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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



PREATOR

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, the claimed copyright intringement. He 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 the owner of an exclusive right that is allegedly infringed; and 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 to be valid.