

OFFICE/RETAIL BUILDING FOR SALE OR LEASE



Offered at

\$299,000

Possible Seller Financing OAC

FOR LEASE AT

\$1.00 PSF, Modified Gross

Parcel: RPC00000188230A

Acres: 0.18

Owner/Agent

Excellent visibility for your business. Built in 1961, this 2,400 sqft office/retail building could be one or demised into two tenants. Several private offices, large cubical area, full reception area and a conference room, which was a bank vault. Street and off-street parking with 11 parking spaces. Excellent signage. Fiber internet available. Formally owned by Hagadone and was the office for the Shoshone News and Press. This building has been nicely updated, vacant and ready to occupy. Fully furnished with desks, filing cabinets and chairs. Roof has been recently recoated and the back exterior wall repainted. Walking distance to the Trail of the Coeur d'Alenes and the Coeur d'Alene river.



620 E Mullan Avenue,
Osburn, ID 83849



CRAIG HUNTER

208.929.2929 hunter@ccim.net

CCIMTEAM.COM

**KIEMLE
HAGOOD**
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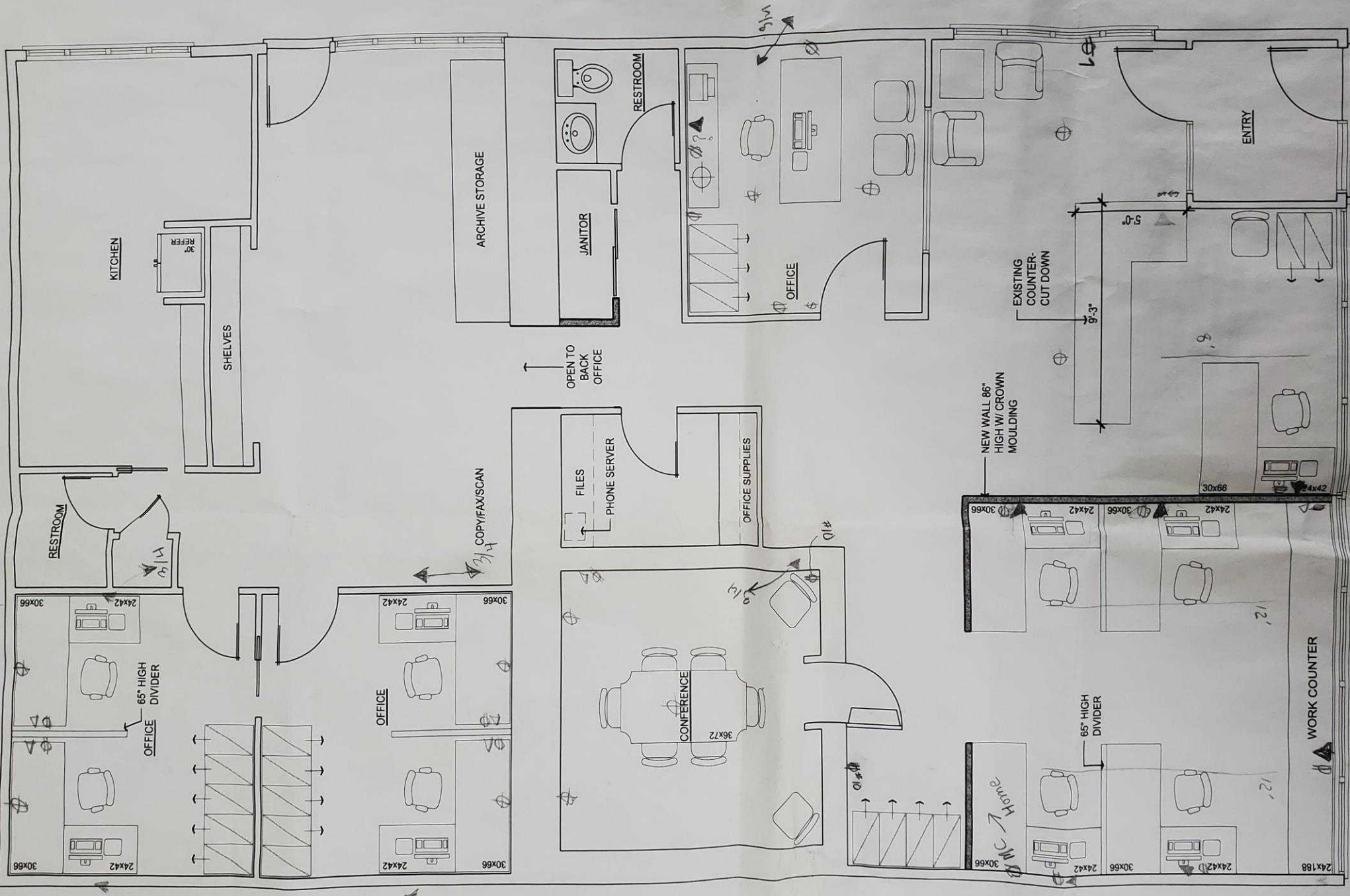


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- ½ mile to Interstate 90 east or west bound
- 7 Miles to Kellogg
- 43 Miles to Downtown CdA

- 52 miles to the Coeur d'Alene Airport
- 90 miles to Sandpoint
- 82 miles to the Spokane International Airport

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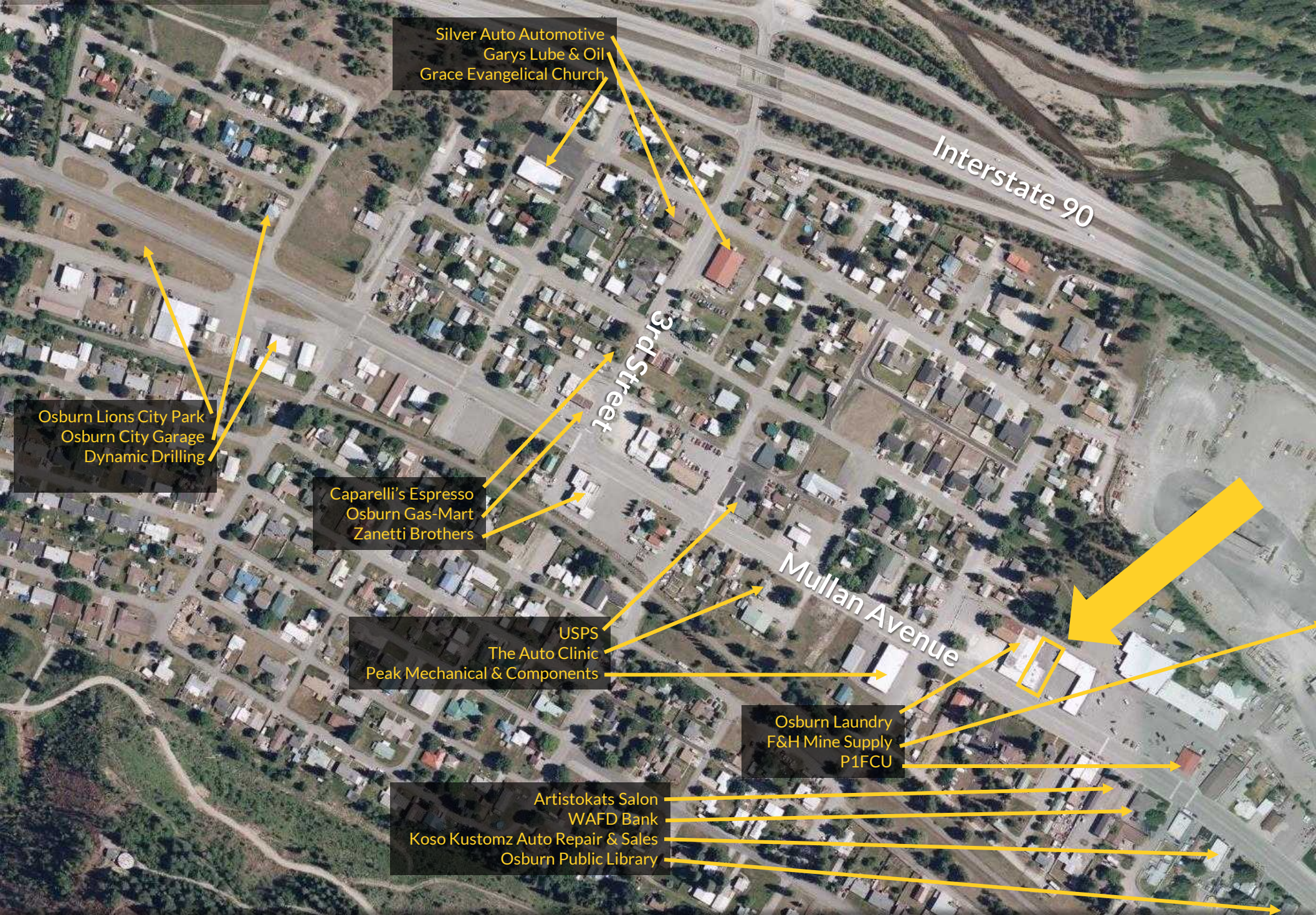


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Silver Auto Automotive
Garys Lube & Oil
Grace Evangelical Church

Osburn Lions City Park
Osburn City Garage
Dynamic Drilling

Caparelli's Espresso
Osburn Gas-Mart
Zanetti Brothers

USPS
The Auto Clinic
Peak Mechanical & Components

Osburn Laundry
F&H Mine Supply
P1FCU

Artistokats Salon
WAFD Bank
Koso Kustomz Auto Repair & Sales
Osburn Public Library

Interstate 90

3rd Street

Mullan Avenue

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Traffic Counts Per Day

E Mullan - 2,410
3rd Street - 3,009
I-90 - 13,926

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OFFICE LOCATIONS

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

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