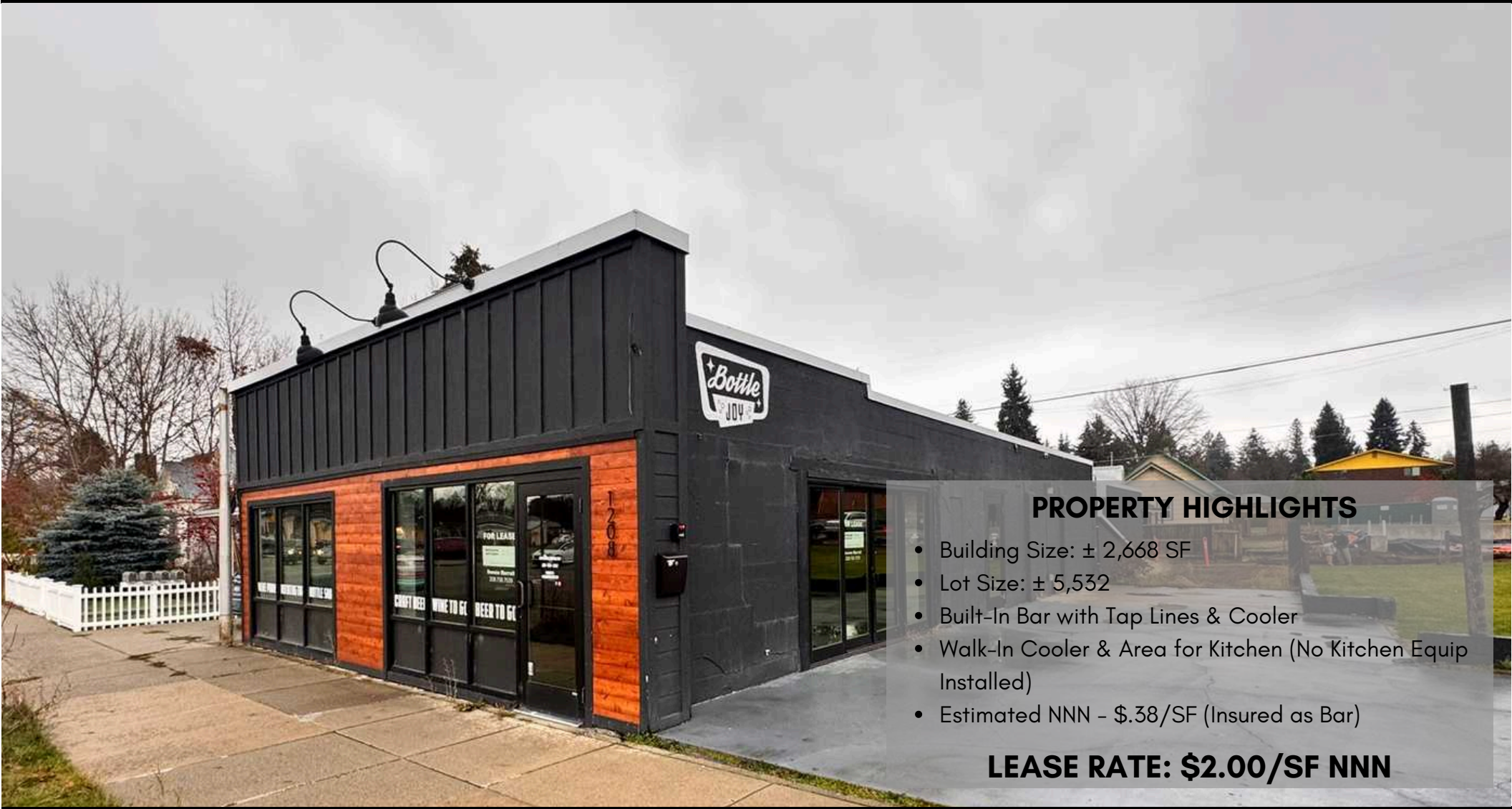


FOR LEASE

BAR/RESTAURANT & RETAIL

1208 E SHERMAN AVE - COEUR D' ALENE



PROPERTY HIGHLIGHTS

- Building Size: ± 2,668 SF
- Lot Size: ± 5,532
- Built-In Bar with Tap Lines & Cooler
- Walk-In Cooler & Area for Kitchen (No Kitchen Equip Installed)
- Estimated NNN - \$.38/SF (Insured as Bar)

LEASE RATE: \$2.00/SF NNN

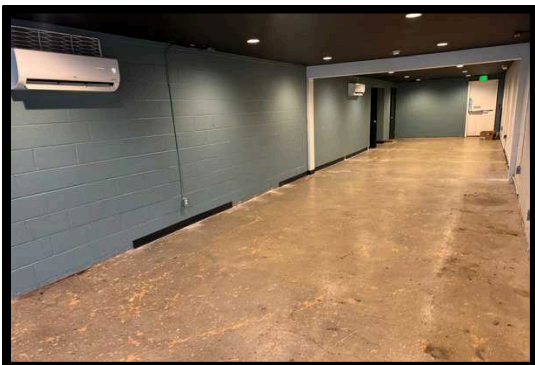
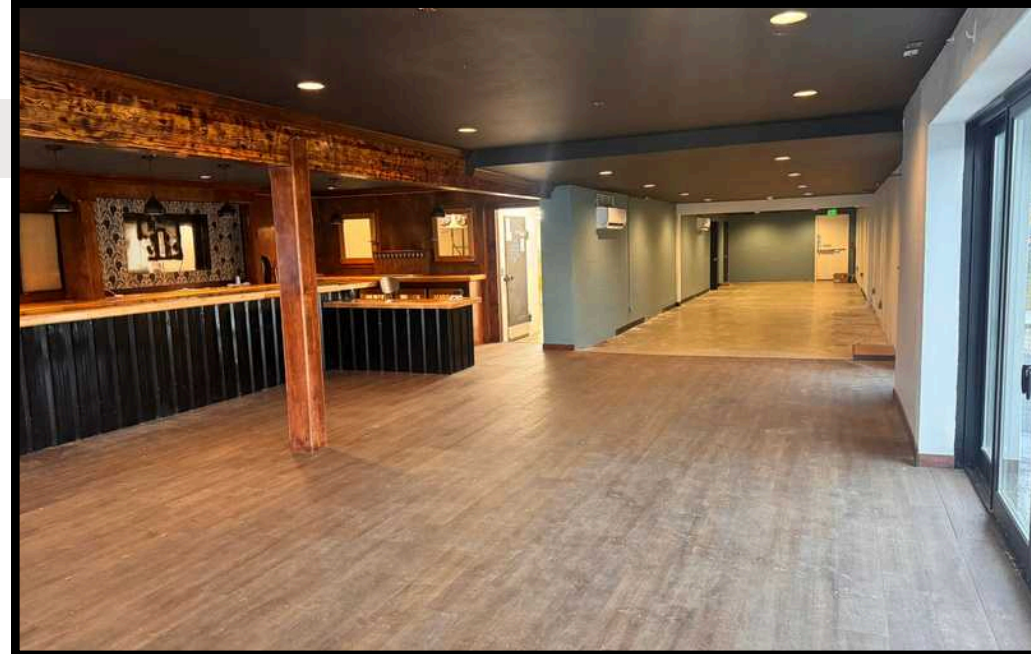


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PROPERTY

1208 E SHERMAN AVE - COEUR D' ALENE



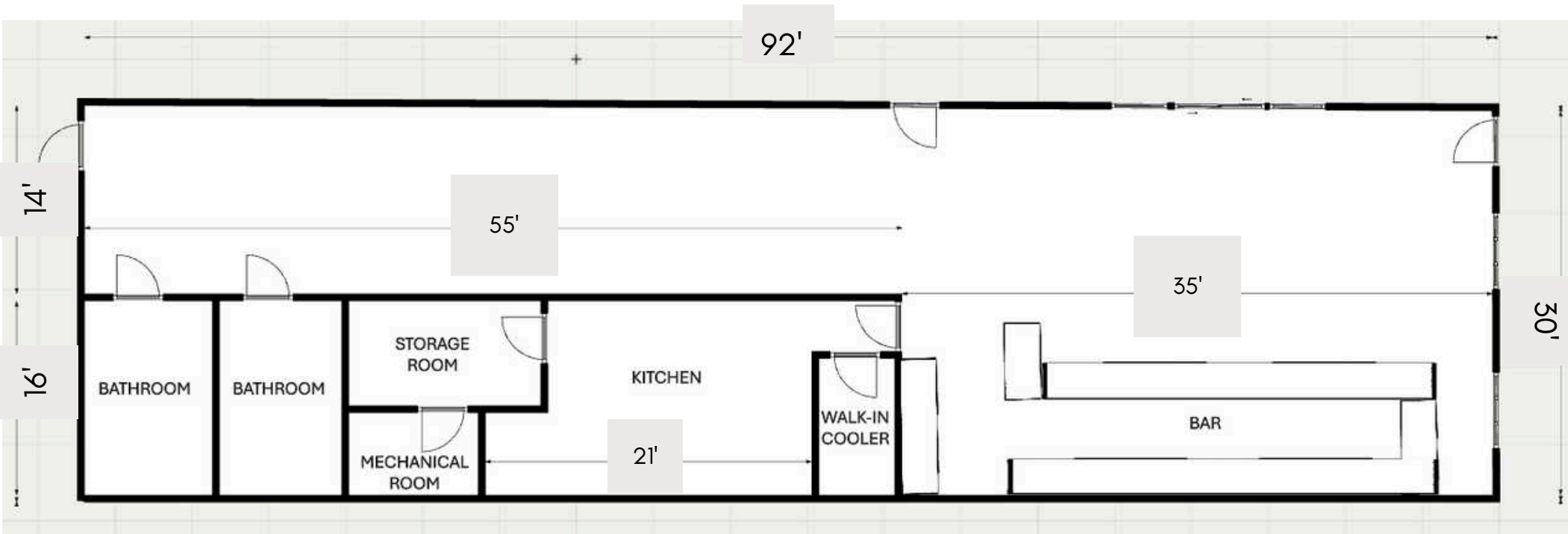
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This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY

1208 E SHERMAN AVE - COEUR D' ALENE



This floor plan is provided for informational purposes only and is not to scale. All measurements, dimensions, and specifications are approximate and may vary. The information is believed to be accurate but is not guaranteed. Prospective buyers or tenants are encouraged to independently verify all details before making decisions based on this information. The seller, broker, and agent assume no responsibility for discrepancies or inaccuracies.



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PROPERTY

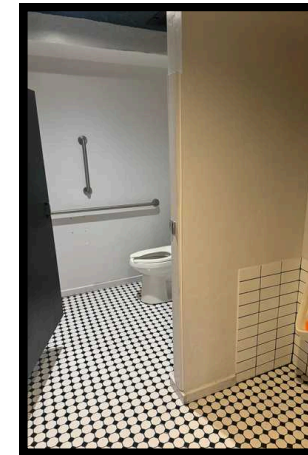
1208 E SHERMAN AVE - COEUR D' ALENE



Great outdoor space



Picture from Previous Tenant - FFE Not Included

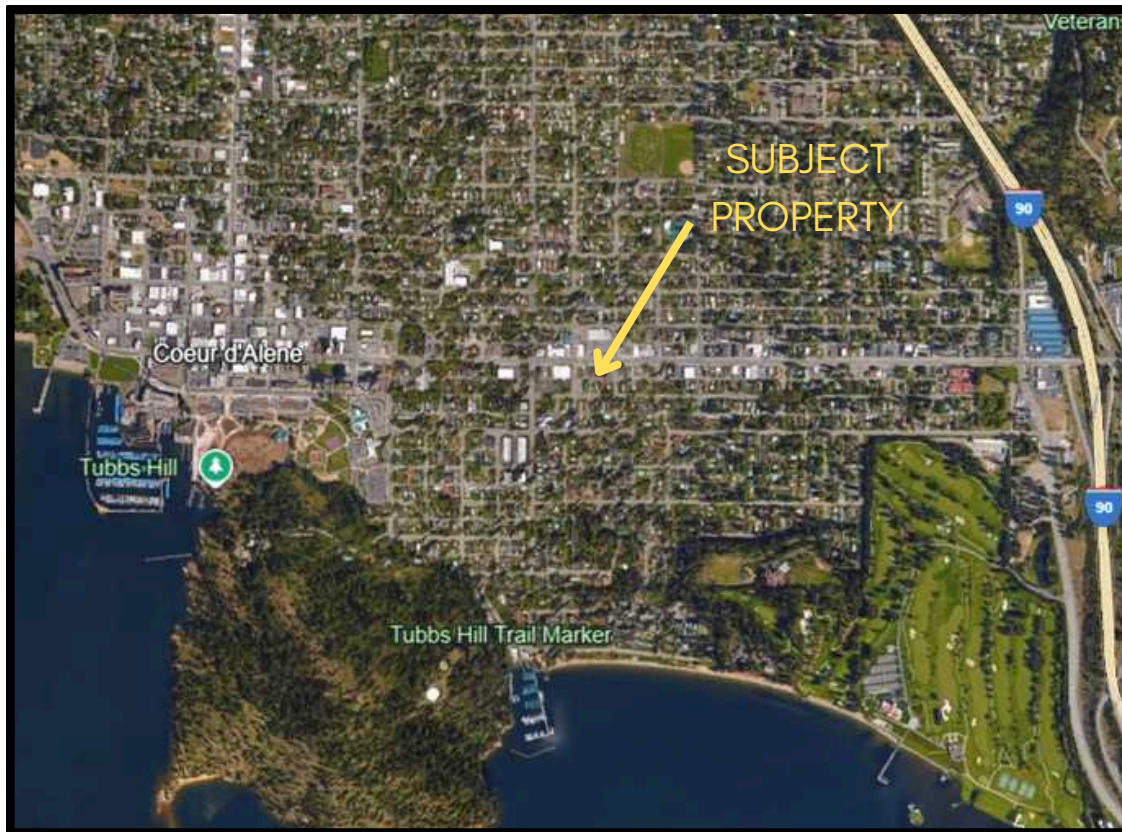


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Property includes concrete patio on west side of building



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