

MIXED-USE SITE FOR LEASE

ccimteam.com

📍 4020 N Huetter Road,
Coeur d'Alene, ID 83814

Offered at

**Please see last page for
outlines and lease rates**

Extremely high visibility property for lease just off Huetter Road with 700 feet of frontage on Interstate 90 with traffic counts of 59,000 cars per day. The 3 acre lot is graveled and has an asphalt driveway. Property is fully fenced with a security gate. Approx. 300 feet of fencing doesn't have privacy slats, for I-90 visibility. The property owner is currently working on a zone change to Commercial with the County, but many uses can be used with the current Conditional Use Permit.

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**KIEMLE
HAGOOD**

1579 W Riverstone Drive
Suite 102
Coeur d'Alene, ID 83814





Property is on a private water/septic system. Internet and telephone available. Standard power to site that can be upgraded. Large 5,760 sf covered storage area on the east side of the property. As you pull in from the gate, there is a separate staging/storage area.

- Parcel: 50N04W045500
- AIN: 142509

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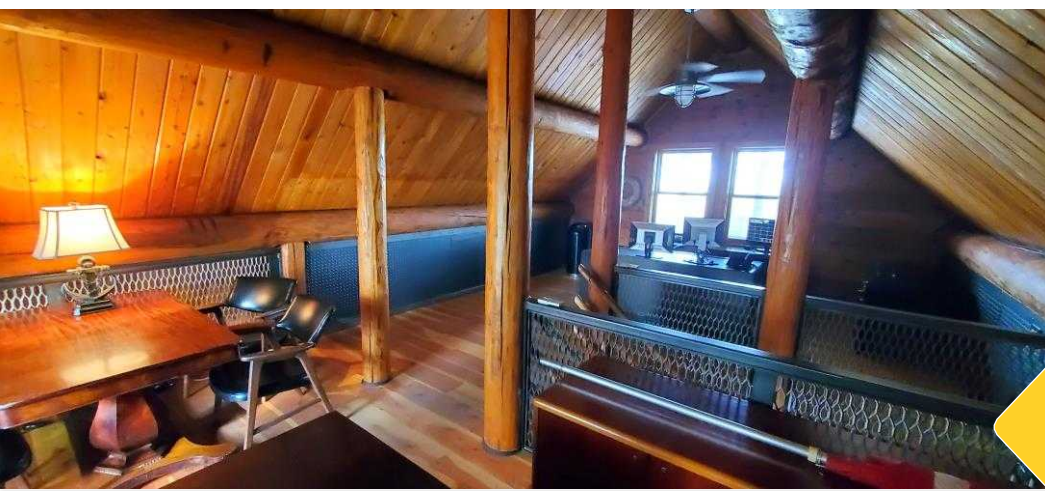
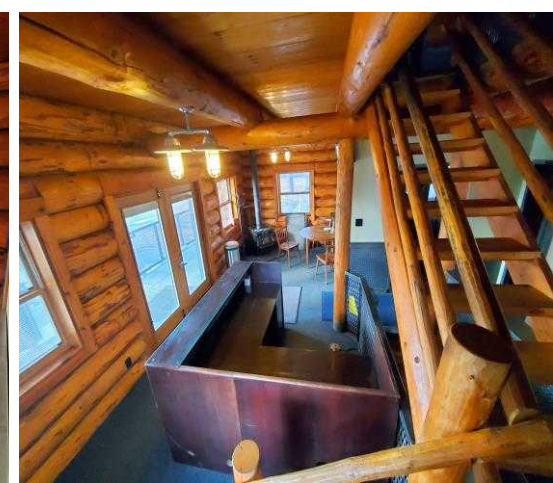


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The 1,560 sf log home on site has been converted to a commercial office and features a reception area, small kitchen, restroom and one office on the main level. The upper level is an open office area with a balcony facing I-90. There is also a full basement with has an area used for storage, including washer/dryer hookups and another separate office space. Office has central air and can be heated by gas furnace or a wood stove.



There is a 624 sf detached shop with an additional 312 sf office suite on the upper level that's currently used as a conference room. The garage space is open, heated and insulated with an 8x10 roll up door and a separate entrance.



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Seltice Way

Huetter Road

Interstate 90

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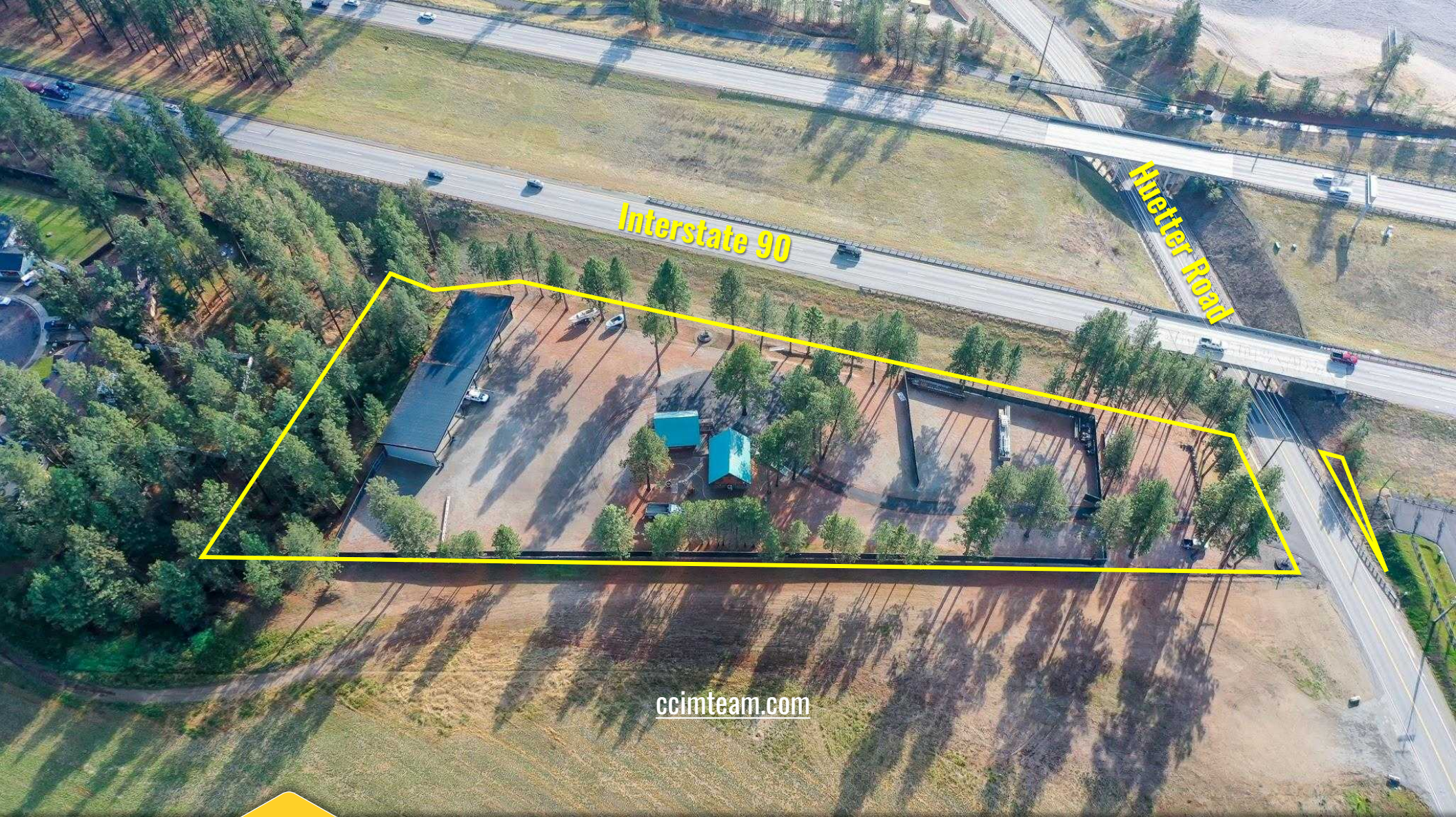
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Data is deemed reliable, no warranties or representations expressed or implied. Broker not responsible for changes, errors, omissions, or prior sale without notice. All critical measurements shall be done by Lessee or Buyer.



- 5.6 miles to the Coeur d'Alene Airport
- 35 miles to the Spokane International Airport

- 2.5 miles to the Highway 41 interchange
- 3.5 miles to U.S Highway 95

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Images are for illustration purposes only

- Lot 1: 1 Bay and 0.11 Acres
LEASED
- Lot 2: 2 Bays, 624 sf Shop, 312 sf office on 0.51 Acres
LEASED
- Lot 3: 3 Bays, 1,560 sf Office on approx. 1 Acre
\$4,500 Per Month, NNN
- Lot 4: 0.32 Acres
\$1,500 Per Month, NNN

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

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