TOUCHLESS CAR WASH BUILDING FOR LEASE

FACILITY ONLY - TOURS BY APPT. ONLY - PLEASE DND TENANT

1114 N. 3RD ST.
COEUR D'ALENE, ID 83814

DAINES CAPITAL
COMMERCIAL REAL ESTATE

OFFERING SUMMARY

Lease Rate	$5,000/MO
Est. NNN	$0.25/SFT/MO
Lease Term	3+ Years
Total SFT	3,461 SFT
Available	Immediately

PROPERTY VIDEO - CLICK HERE

1114 N. 3rd St. is ideally located in a vibrant, highly accessible corridor in the heart of Coeur d'Alene, surrounded by residential neighborhoods, established businesses, and major commercial hubs. Just minutes from Downtown CDA and close to I-90 and Government Way, the property benefits from strong traffic flow and proximity to retailers, restaurants, coffee shops, service businesses, hotels, and medical offices. With McEuen Park, the Coeur d'Alene Resort, and Lake CDA only a short drive away, this location offers exceptional visibility in one of North Idaho's fastest-growing districts. The property has a strong history of business success, and financials are available upon request. Tenants may use existing equipment or transform the space to fit their business model. Please do not disturb tenant, on-site staff are unaware of live listing.

STEVEN DAINES
SETH PETERSON
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PROPERTY DETAILS

*AVISTA INSTALLED NEW INTERIOR AND EXTERIOR LIGHTS FOR ENERGY SAVING PROGRAM

LAND AREA	0.45 AC	**ZONING**	C-17	**YEAR BUILT**	1980
LAND SFT	30,056 SFT	**PIN**	C4815000003A	**CLASS**	C
TENANCY	SINGLE	**PARKING**	8 STALLS	**CONSTRUCTION**	MASONRY

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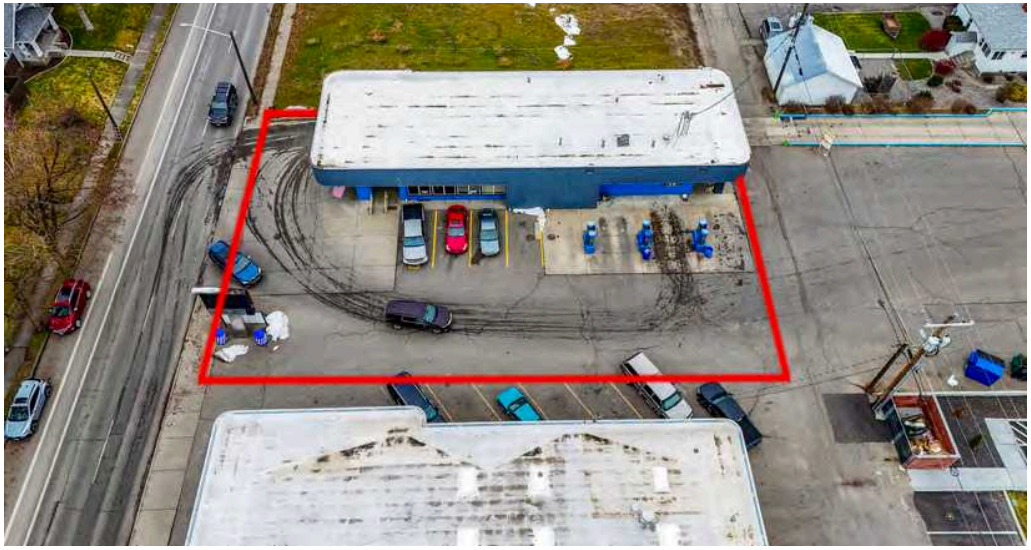

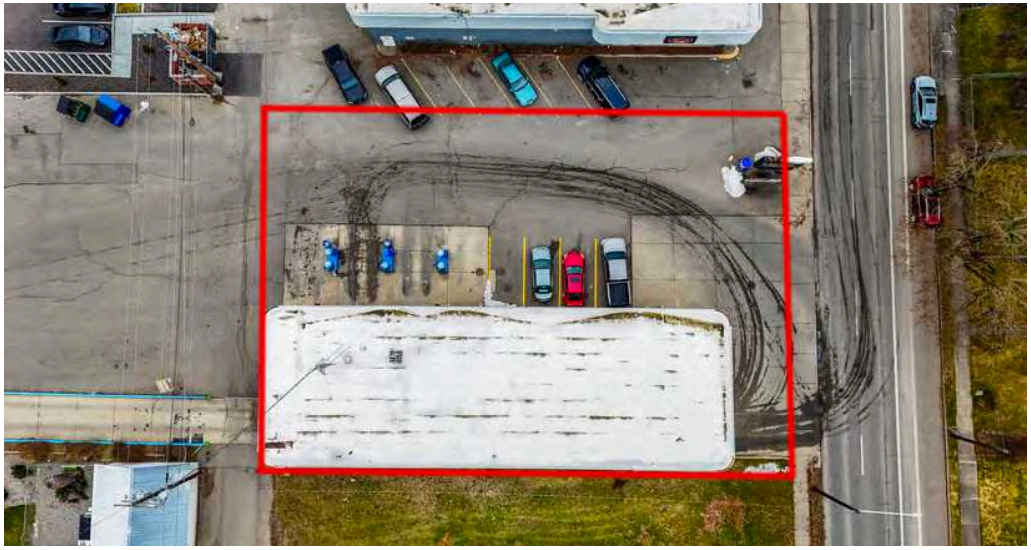

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COMMERCIAL REAL ESTATE

1114 N. 3RD ST. COEUR D'ALENE, ID

Size: 3,461 SFT
Lease Rate: $ 17.33/SFT/YR
Lease Type: NNN

Land Area: 0.45 AC
Built: 1980

410 E. HARRISON AVE. COEUR D'ALENE, ID

Size: 2,080 SFT
Lease Rate: $18/SFT/YR
Lease Type: N/A

Land Area: 0.12 AC
Built: 1972

13524 E. SPRAGUE AVE. SPOKANE VALLEY, WA

Size: 4,000 SFT
Lease Rate: $17.25/SFT/YR
Lease Type: MG

Land Area: 1.28 AC
Built: 1974

1414 N. ARGONNE RD. SPOKANE VALLEY, WA

Size: 1,426 SFT
Lease Rate: $25.25/SFT/YR
Lease Type: NNN

Land Area: 0.28 AC
Built: 1979

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DEMOGRAPHICS	1 MILE	3 MILE
Population	11,614	42,493
Households	5,239	18,453
Median Age	39	41
Median HH Income	$56,729	$56,382
Daytime Employees	21,692	38,231
Population Growth '24-'29	18.31%	18.06%
Household Growth '24-'29	17.96%	17.76%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
N. 4th St.	E. Birch Ave. N	8,212
N. 4th St.	E. Birch Ave. S	8,208
E. Harrison Ave.	N. 3rd St. W	7,808

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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