

FOR SALE OR LEASE



FREESTANDING COMMERCIAL BUILDING

PRICE REDUCED!

Offering Price: ~~\$2,450,000~~ \$2,395,000

Lease Rate: ~~\$18.00 PSF~~ \$17.00 PSF

Building Size: ±11,016 SF (Main)
±2,100 SF (Storage/Utility Shed (No value given to))

Total Lot Size: ±1.05 Acres

Year Built: 1995

Parcel Number: C77600010020

Zoning: C-17

**Offering price is based on main retail building only (\$222.41 PSF)*

**New Roof Membrane - Fall 2023*



KIEMLEHAGOOD.COM

COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way
Coeur d'Alene, ID 83815

**View
Location**



PAT EBERLIN

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MARY KIENBAUM

208.770.2589

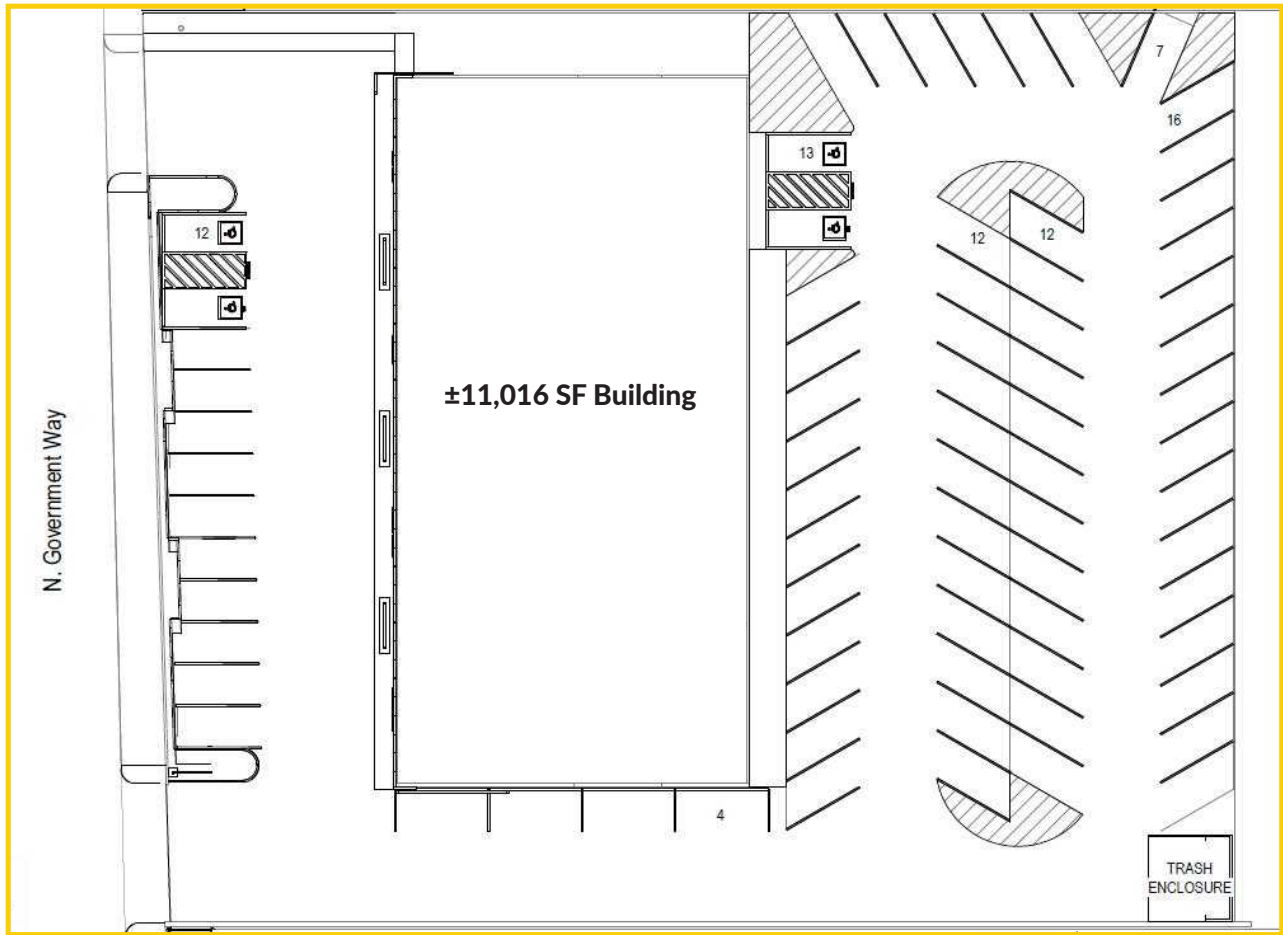
mary.kienbaum@kiemlehaood.com

**KIEMLE
HAGOOD**

Conceptual Preliminary Site Plan
Not in place

COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way | Coeur d'Alene, ID



PROPERTY PHOTOS

3210 N Government Way | Coeur d'Alene, ID

PROPERTY HIGHLIGHTS

- Premier retail corridor of Coeur d'Alene, ID
- Excellent visibility
- Open commercial space
- On-site parking
- Government Way frontage
- Easy access to Highway 95 via Neider Ave

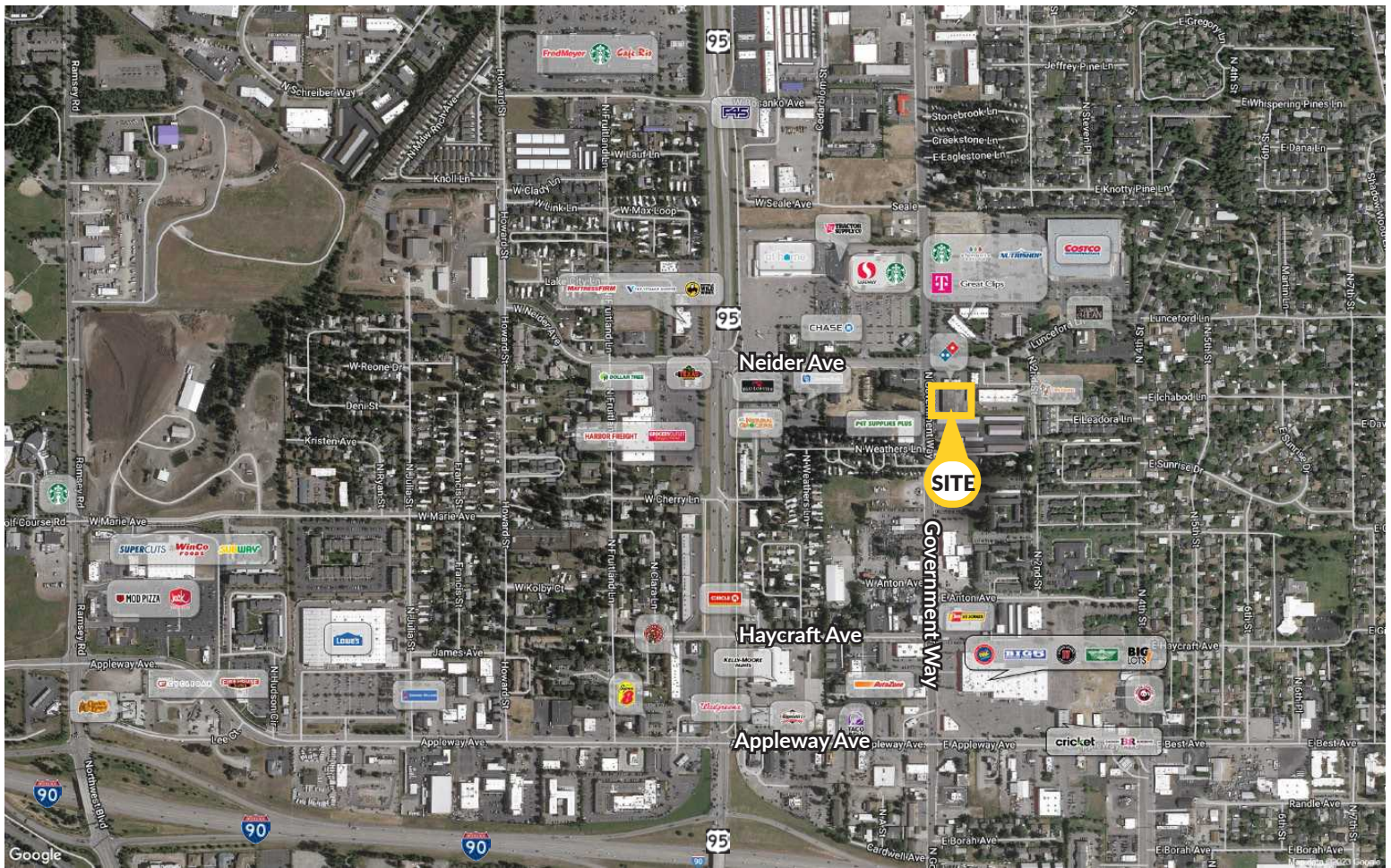


COEUR D'ALENE COMMERCIAL BUILDING

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*Conceptual Drawings
Improvements are not in place*





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

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