

FOR SALE OR LEASE



OFFICE/RETAIL BUILDING AVAILABLE FOR SALE OR LEASE

620 E Mullan Avenue
Osburn, ID 83849

Well maintained single story commercial office in the Silver Valley.

| | |
|----------------|----------------------------|
| Sale Price: | \$299,000 |
| Lease Rate: | \$1.00 PSF, Modified Gross |
| Building Size: | ±2,400 SF |
| Year Built: | 1961 |
| Parcel #: | RPC00000188230A |
| Lot Size: | ±0.18 AC |

This 2,400 sqft office 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. Walking distance to the Trail of the Coeur d'Alenes and the river.

TRAFFIC COUNTS

| | |
|-----------------|-------------|
| E Mullan Avenue | ±2,410 ADT |
| N 3rd Street | ±3,009 ADT |
| I-90 | ±13,926 AFT |

**View
Location**



CRAIG HUNTER

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**KIEMLE
HAGOOD**

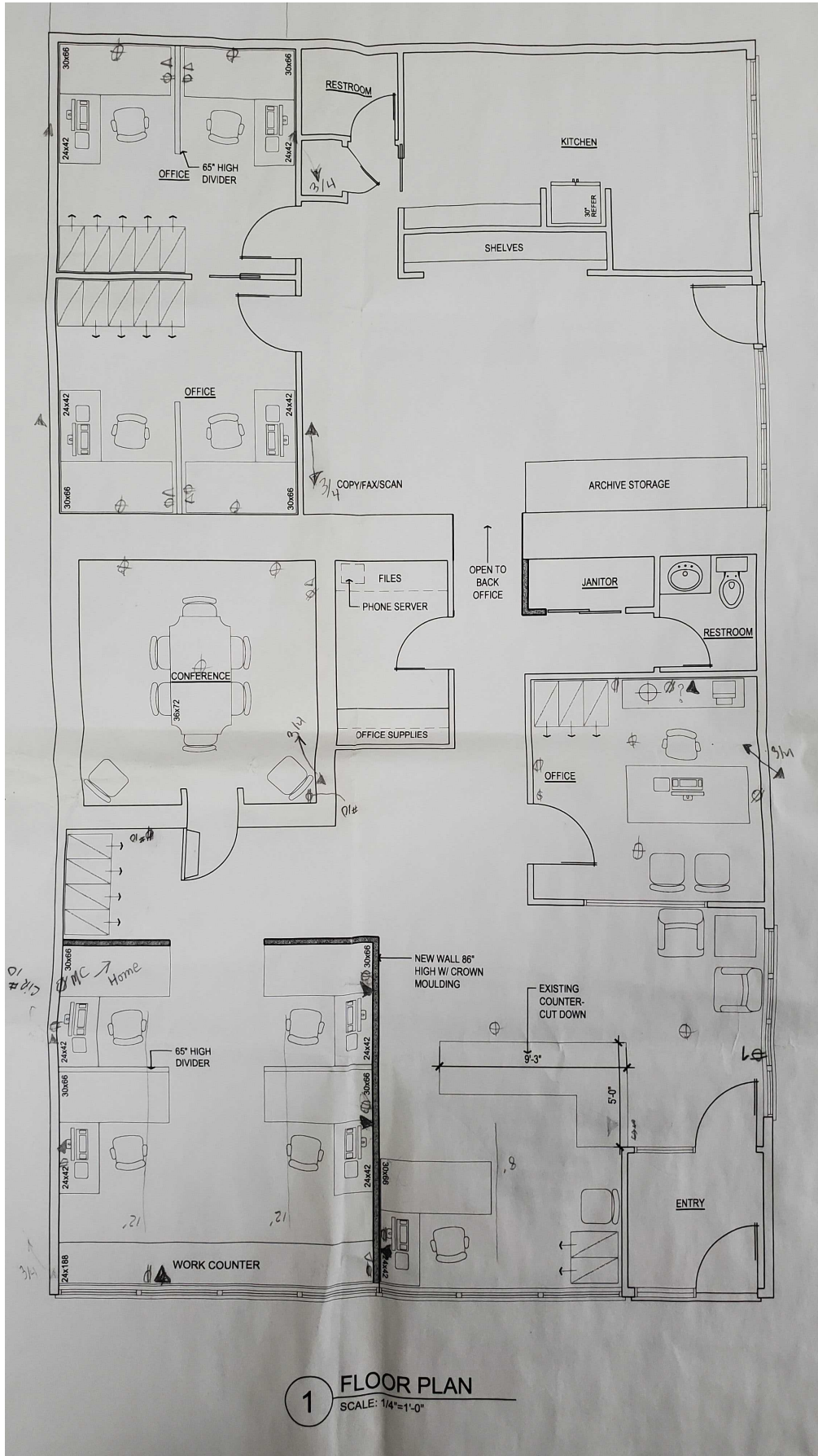
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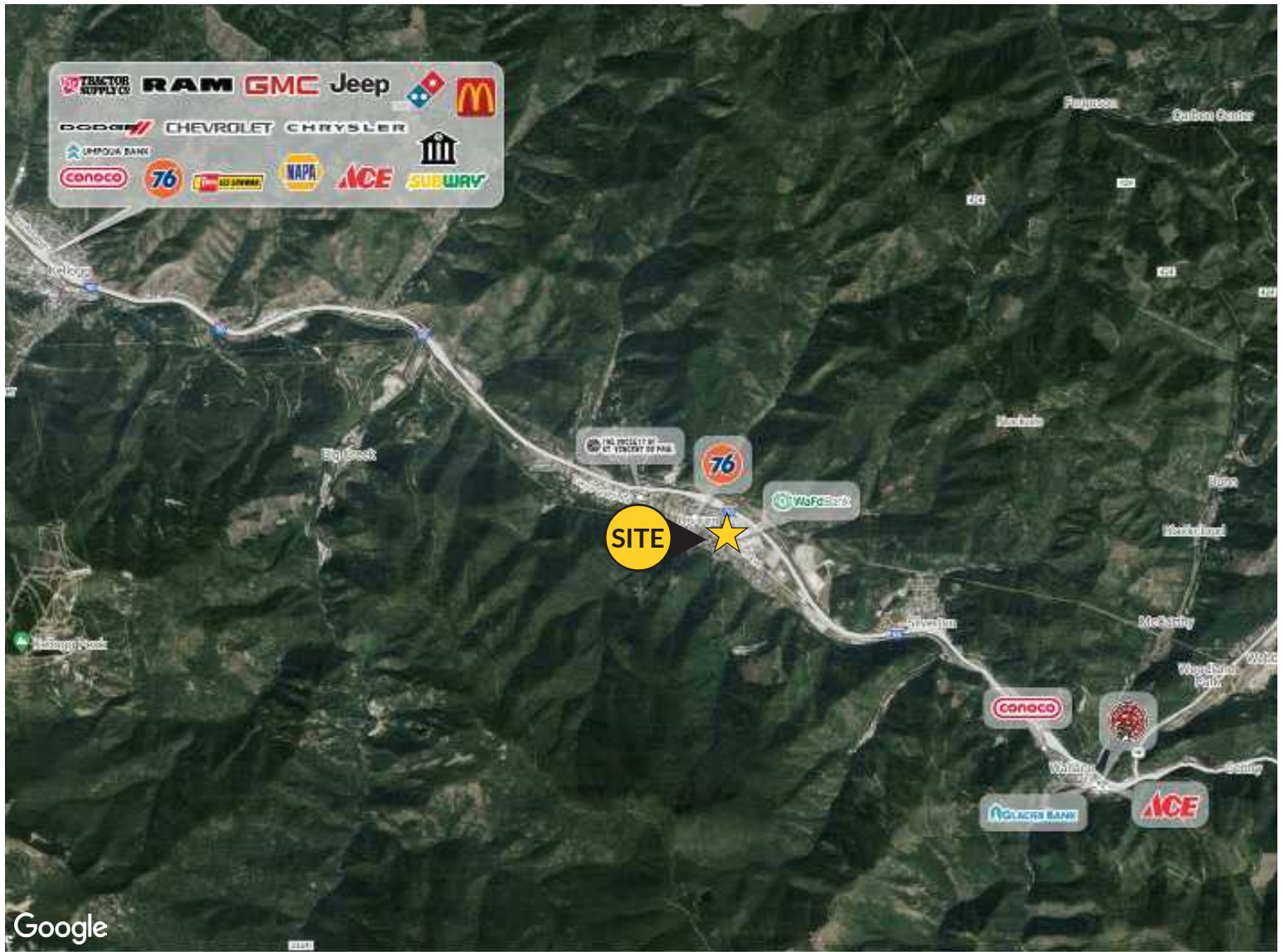


FLOOR PLAN

620 E Mullen Avenue | Osburn, ID 83849



1 FLOOR PLAN
SCALE: 1/4"=1'-0"



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REALTOR

**KIEMLE
HAGOOD**

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

OFFICE LOCATIONS

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

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