

# FOR SALE OR LEASE



## FREESTANDING COMMERCIAL BUILDING

### PRICE REDUCED!

**Offering Price:** ~~\$2,395,000~~ \$2,345,000

**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 (\$212.87 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**

208.215.1375

pat.eberlin@kiemlehagood.com

**MARY KIENBAUM**

208.770.2589

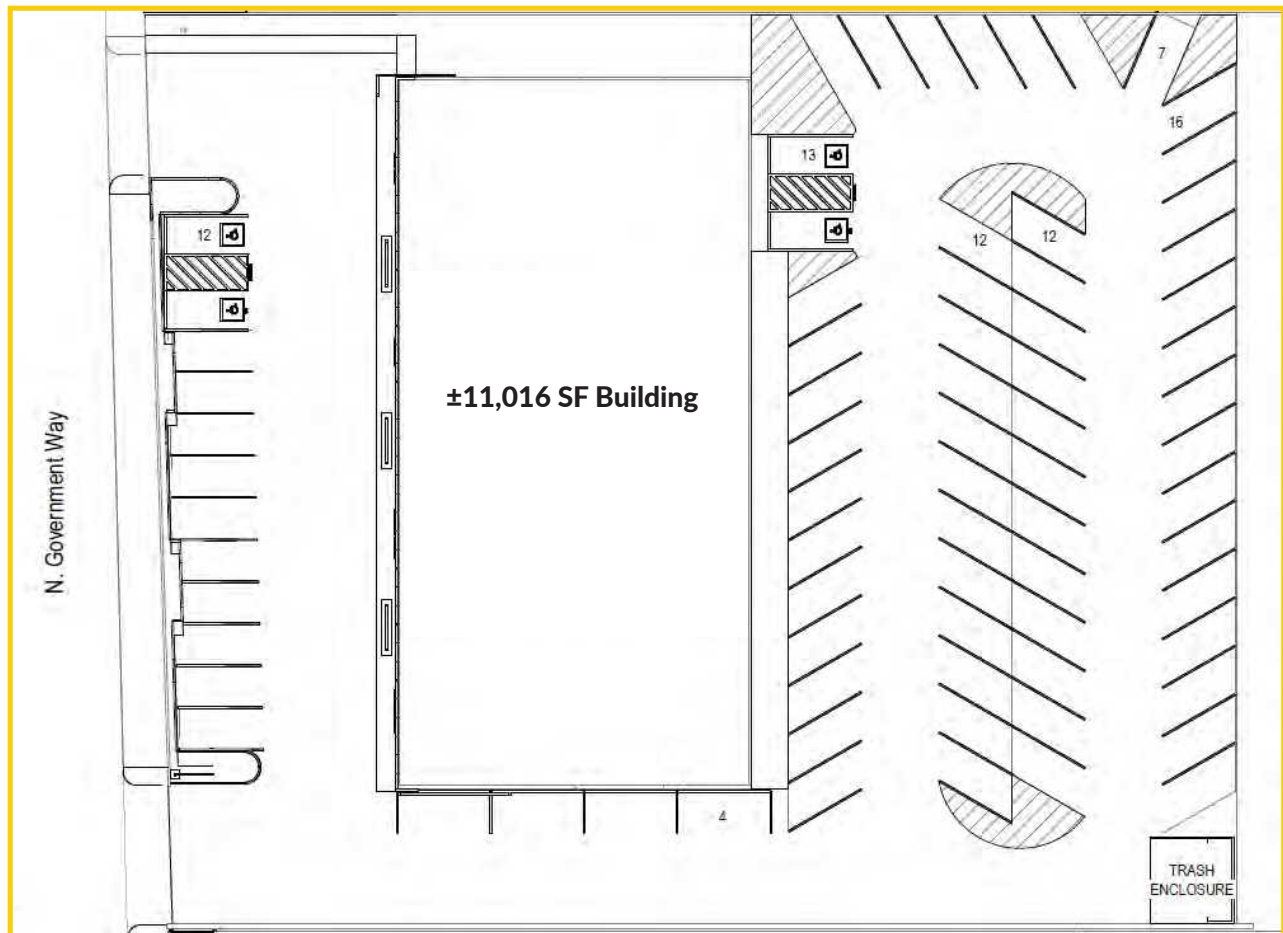
mary.kienbaum@kiemlehagood.com

**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



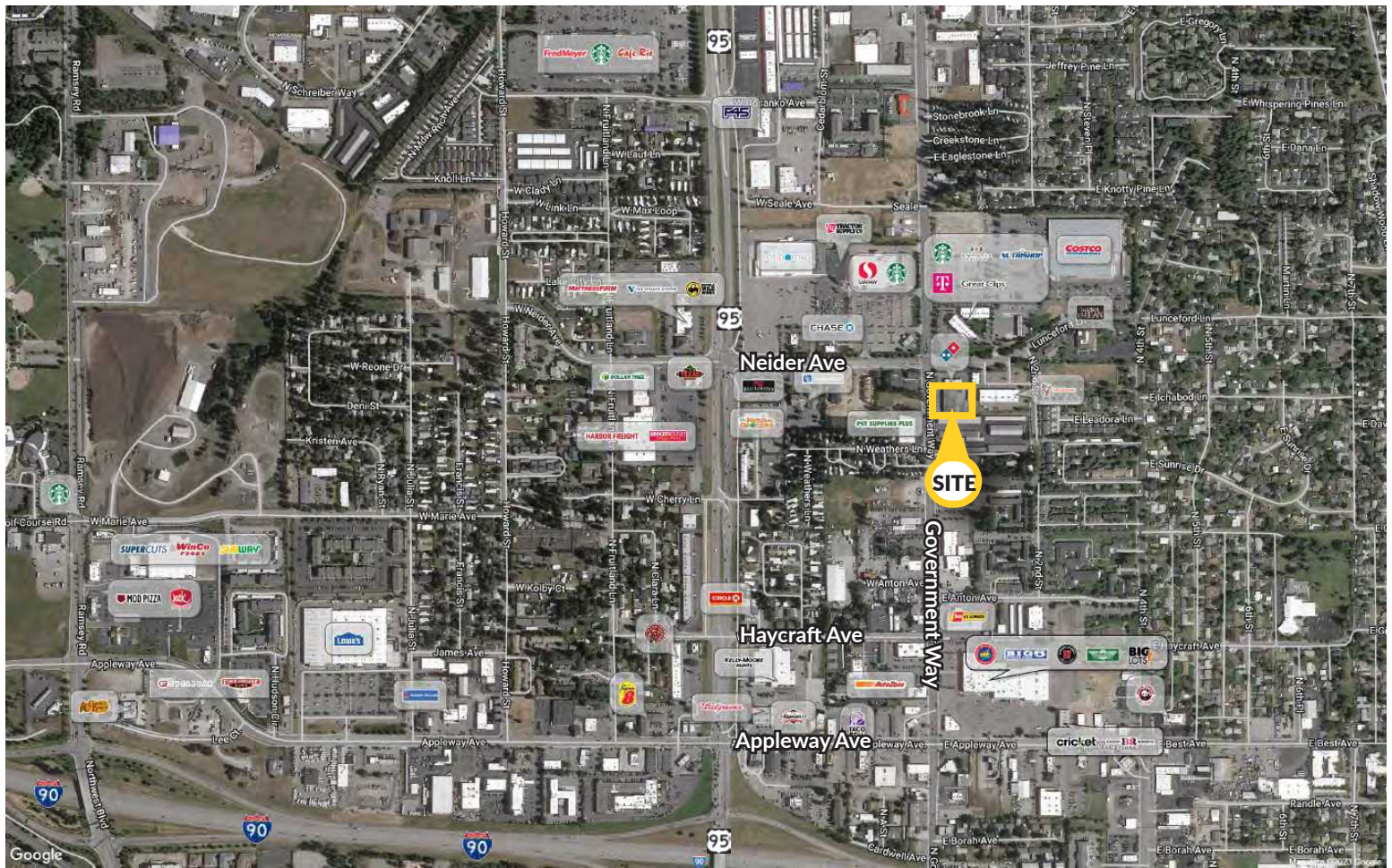
# COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way | Coeur d'Alene, ID

*Conceptual Drawings  
Improvements are not in place*







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## PAT EBERLIN

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**KIEMLE  
HAGOOD**

**OFFICE LOCATIONS**

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

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