

The "Merc" Building

FOR SALE



CAP RATE 6%



"Merc" Building

6249 W Maine St
Spirit Lake ID 83869

OFFERING PRICE	\$1,550,000
SITE SIZE	±0.16 Acres
ZONING	Commercial
PARCEL	S4500030012A
BUILDING SIZE	±8,000
YEAR BUILT	1907

**KIEMLE
HAGOOD**

TOM VILLELLI

208.659.1821

tom.villelli@kiemlehagood.com

ANTHONY "TONY" VILLELLI

208.661.3044

tony.villelli@kiemlehagood.com

DESCRIPTION

Historic, fully leased, two story commercial building in the heart of Spirit Lake. "The Merc" has been fully renovated in recent years including upgrades to the HVAC, plumbing, electrical, and mechanical systems. The street level, restaurant space has a commercial kitchen, and the adjacent suite is a well finished bar/retail space. The second floor has several office and retail suites and a full, remodeled kitchen, and three bathrooms. Plenty of street parking on Maine St. as well as private paved parking around back accessible from the alley. City park immediately to the east.

Investment Summary

Sale Price: \$1,550,000

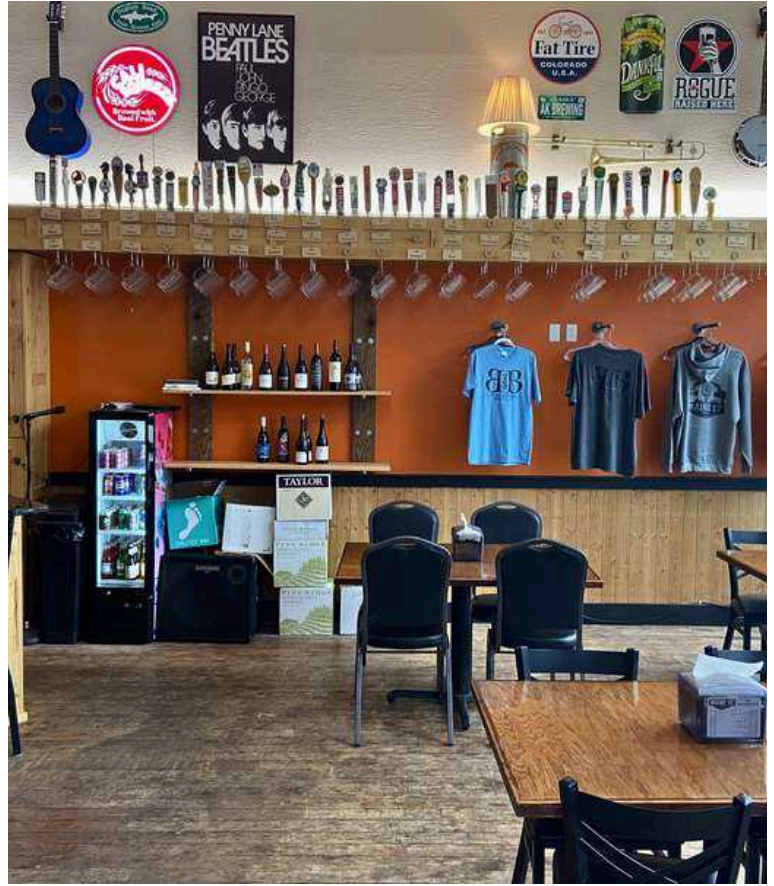
Cap Rate: 6%

NOI: \$93,000 Pro Forma

Additional financial information
available with signed NDA



INTERIOR PHOTOS



INTERIOR PHOTOS



Distance to Surrounding Cities

Silverwood
±12 Miles

Post Falls, ID
28 Minutes, ±20 Miles

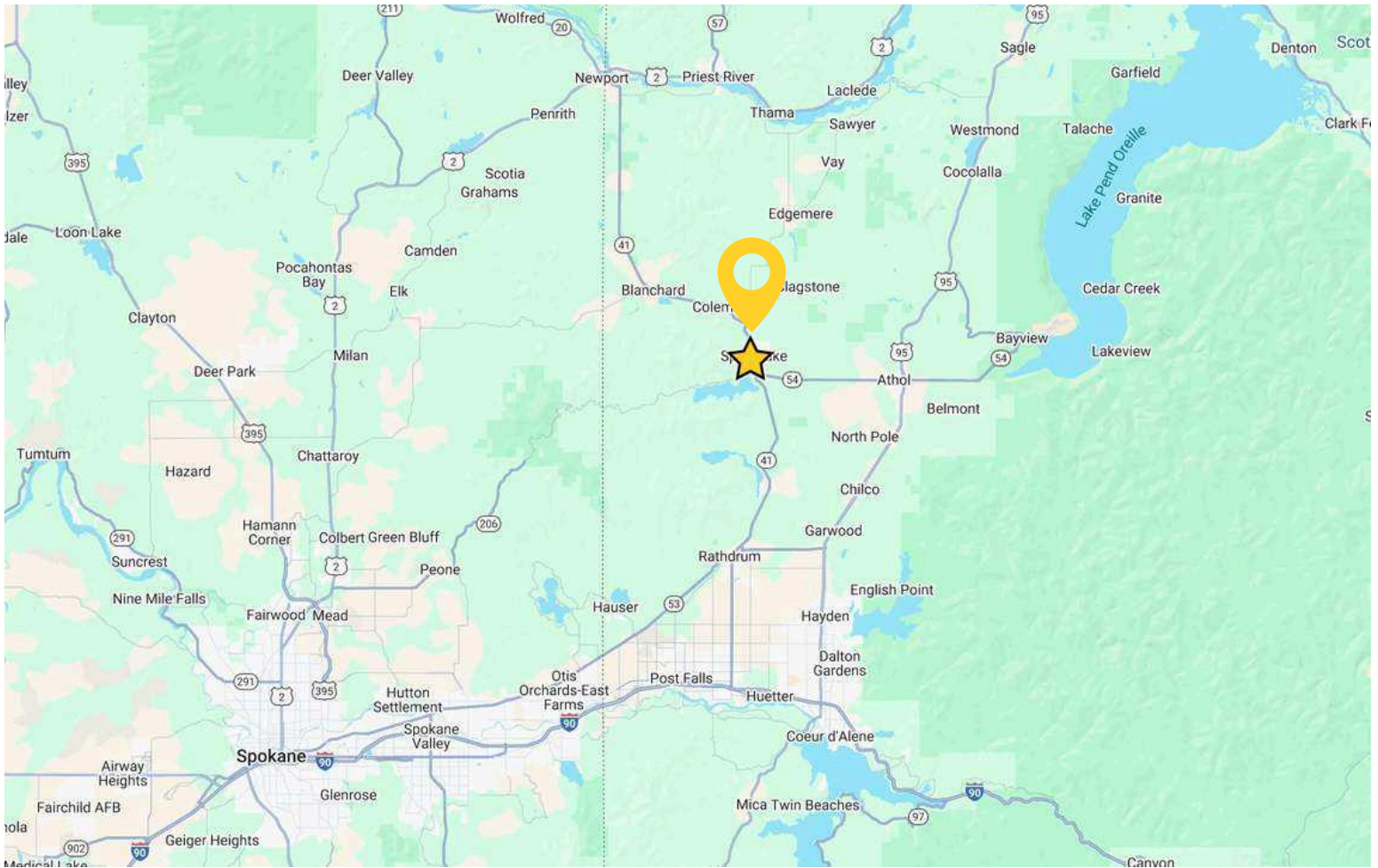
Coeur d'Alene
39 Minutes, ±24 Miles

Sandpoint, ID
40 Minutes, ±34 Miles

Newport, WA
24 Minutes, ±20 miles

Spokane, WA
51 Minutes, ±42 Miles





“Merc” Building

6249 W Maine St, Spirit Lake ID 83869

TOM VILLELLI

208.659.1821 | tom.villelli@kiemleahagood.com

ANTHONY “TONY” VILLELLI

208.661.3044 | tony.villelli@kiemleahagood.com

[VIEW LOCATION](#)



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

OFFICE LOCATIONS

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

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