

# FOR SALE



**KIEMLE**  
HAGOOD

**Historic Downtown Sandpoint**  
208 North 1<sup>st</sup> Avenue, Sandpoint, ID 83864

**CHRIS SCHREIBER, CCIM**  
208.770.2593  
[chris.schreiber@kiemlehagood.com](mailto:chris.schreiber@kiemlehagood.com)



## DESCRIPTION

Rare downtown Sandpoint opportunity, approximate 10,000 SF two story commercial building, recent full rehabilitation, parking to rear plus on street parking on 1st Avenue, presently used and occupied by local church but simple functional layout can accommodate a variety of commercial, office or retail uses.



[VIEW LOCATION](#)

**SALE PRICE:**  
**\$2,795,000**

**Building Size:**  
±10,000 SF (Over 2 floors)

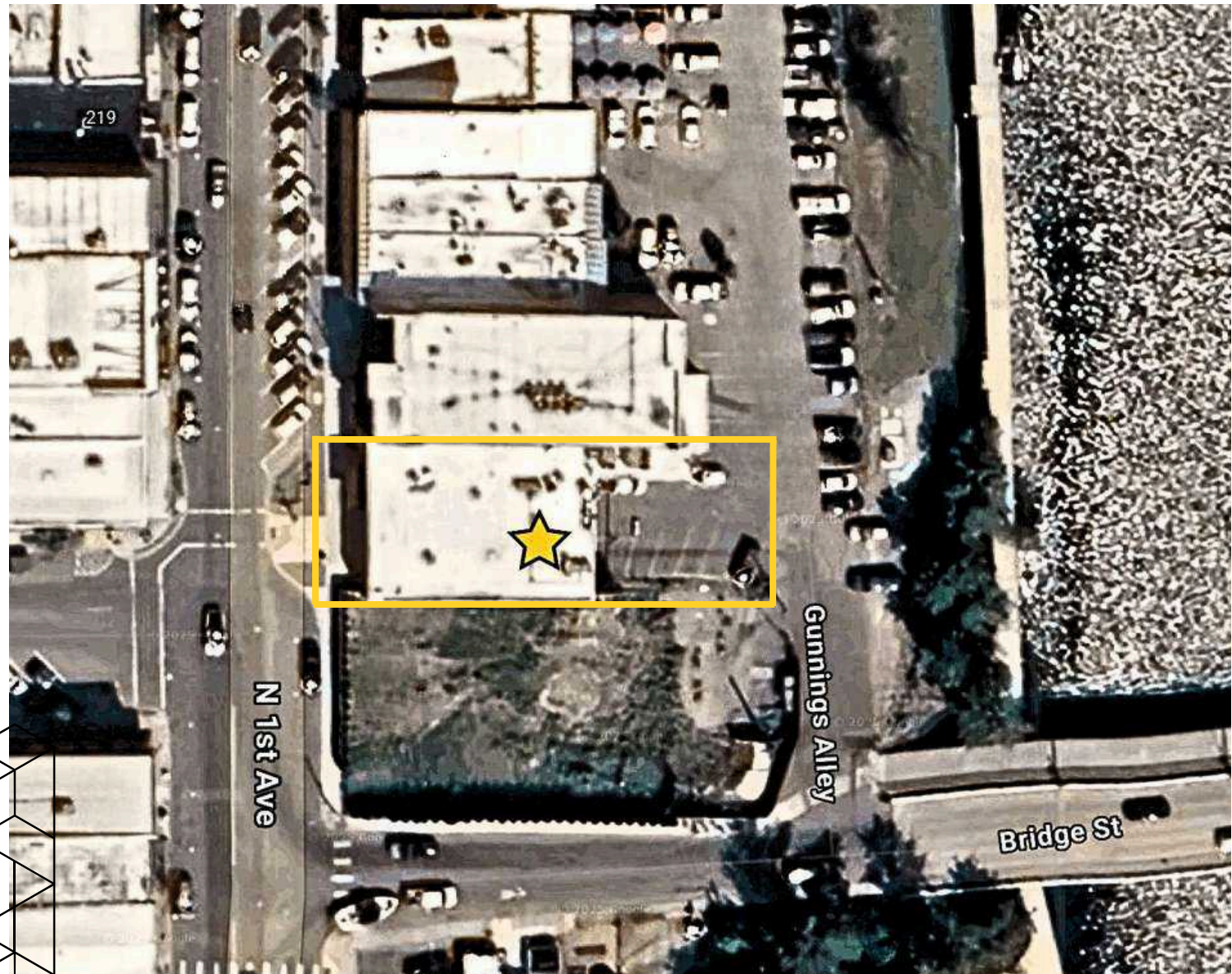
**Parcel Size:**  
±8,842 SF

**Zoning:**  
Commercial A

**Year Built:**  
1905

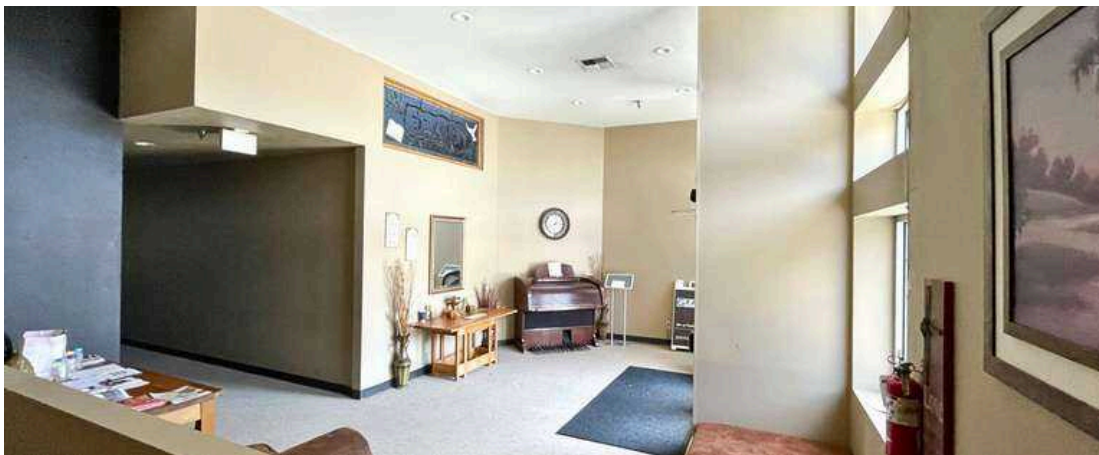
**Parking Stalls:**  
8

**Signage:**  
Building Mounted Signage



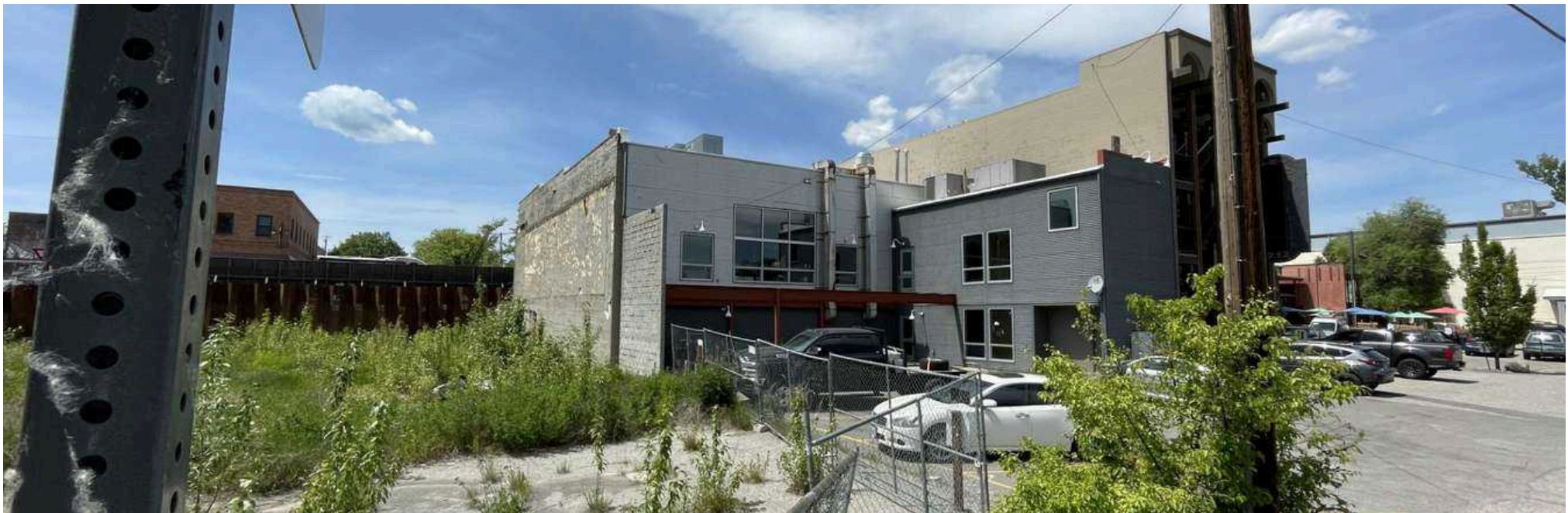


# INTERIOR PHOTOS





## EXTERIOR PHOTOS

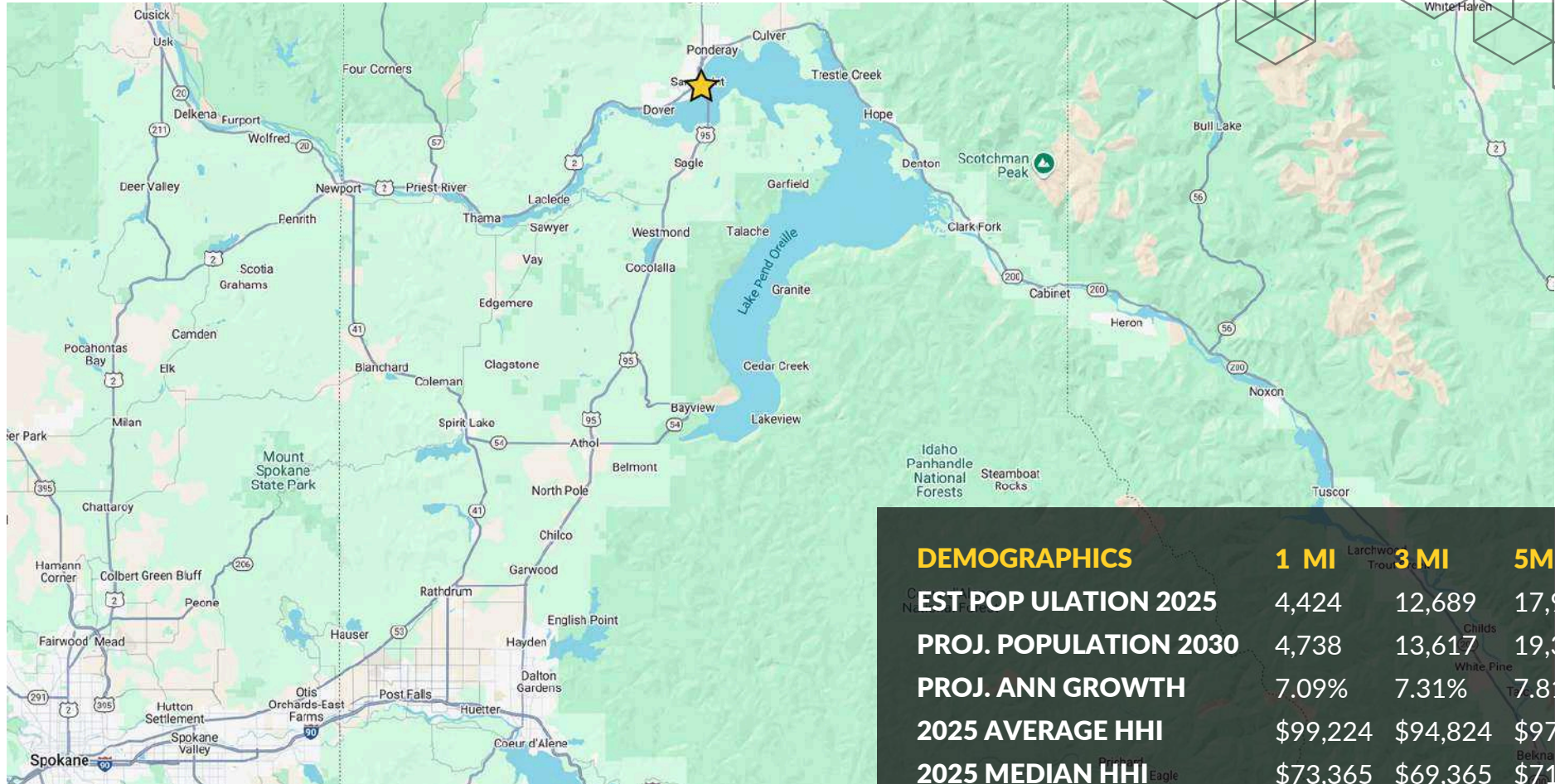




This aerial map of Sandpoint, Idaho, provides a detailed view of the town's layout. A yellow star is placed at the intersection of N 1st Ave and Bridge St, indicating the location of the Cedar Street Bridge Public Market. The map shows a grid of streets including Alder St, Cedar St, Main St, Oak St, Church St, Pine St, and Lake St. Major thoroughfares like N 1st Ave, N 2nd Ave, N 3rd Ave, N 4th Ave, S 1st Ave, S 2nd Ave, S 3rd Ave, and S 4th Ave are clearly visible. To the east, the town is bordered by the Kootenai River and the Sandpoint Bypass Trail. Key landmarks and businesses are labeled, including Arby's, Chevron, Wells Fargo, Umpqua Bank, Do it Best, US Bank, Sandpoint Marina, and Sandpoint City Beach Park. The map also shows the Railroad Depot Rd and the Sandpoint Bypass Trail.

## Sandpoint Marina





### DEMOGRAPHICS

EST POPULATION 2025

1 MI

3 MI

5 MI

PROJ. POPULATION 2030

PROJ. ANN GROWTH

2025 AVERAGE HHI

2025 MEDIAN HHI

4,424

4,738

7.09%

\$99,224

\$73,365

12,689

13,617

7.31%

\$94,824

\$69,365

17,984

19,390

7.81%

\$97,084

\$71,754

## Historic Downtown Sandpoint

208 North 1<sup>st</sup> Avenue, Sandpoint, ID 83864



**CHRIS SCHREIBER, CCIM**

208.770.2593 | [chris.schreiber@kiemlehagood.com](mailto:chris.schreiber@kiemlehagood.com)

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