

## 8-UNIT APARTMENT BUILDING LOCATED ONE BLOCK OFF HIGHWAY 95

### **SALE DETAILS**

REDUCED SALE PRICE: \$2,100,000 \$1,980,000

Price Per SF: \$115.00 PSFZoning: Commercial
Total Lot Size:  $\pm 0.46 \text{ AC}$ Total Building Size:  $\pm 6,850 \text{ SF}$ 

Parcel #s: HL4550010010

Year Built: 1972

- All 8 Units are currently occupied
- Each unit is 2 Bedrooms, 1 Bathroom with a covered parking stall and extra storage
- Lower units have private, fenced backyards
- The property has on-site, coin op laundry facility on the lower level

### 8-UNIT APARTMENT BUILDING

91 W Wyoming Avenue Hayden, ID 83835

VIEW LOCATION



#### **JERAMIE TERZULLI**

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### **ANTHONY "TONY" VILLELLI**

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## PROPERTY OUTLINE

## APARMENT BUILDING FOR SALE

91 W Wyoming Avenue Hayden, ID 83835



### **DEMOGRAPHICS & TRAFIIC COUNTS**

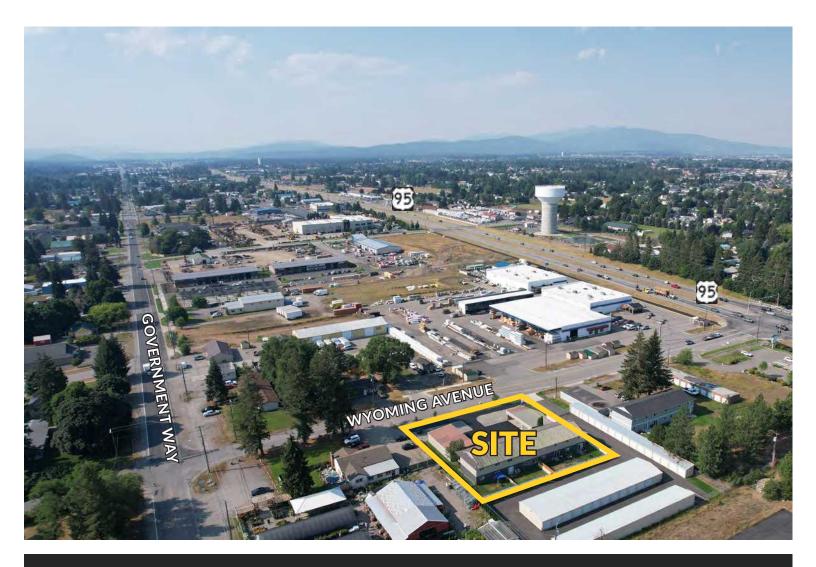
DEMOGRAPHICS	1MILE	3MILES	5MILES
Est Population '24	2,698	43,363	106,399
Est Households	2,989	46,949	110,998
Average HHI	\$97,649	\$91,610	\$97,772
Daytime Demos	1,771	27,653	75,937

#### TRAFFIC COUNT

ROAD	AVERAGE DAILY	TRAFFIC

Wyoming Avenue  $\pm 2,983$  ADT Government Way  $\pm 5,239$  ADT Highway 95  $\pm 24,727$  ADT







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### **OFFICE LOCATIONS**

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1579 W RIVERSTONE DRIVE, SUITE 102

COEUR D'ALENE, ID 83814

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