

PRICE REDUCED

**KIEMLE
HAGOOD**

Government Way Commercial
6265 N Government Way, Coeur d'Alene ID 83814

CHAD BURD, SIOR
208.770.2597
chad.burd@kiemlehagood.com

OFFERING PRICE:

\$1,499,000

~~\$1,525,000~~

PARCEL HIGHLIGHTS

PARCEL NUMBERS:

C00000350140 &

C00000350130

PARCEL SIZE: ±1.03 Acres

ZONING: C-17

BUILDING HIGHLIGHTS

- BUILDING SIZE: ±7,200 SF
- YEAR BUILT: 1994
- 2 DOCK DOORS
- FENCED YARD
- 2 OUTBUILDINGS
- TOP RETAIL & COMMERCIAL CORRIDOR

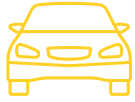


PROPERTY PHOTOS



SURROUNDING AREA & TRAFFIC COUNTS

Traffic Counts



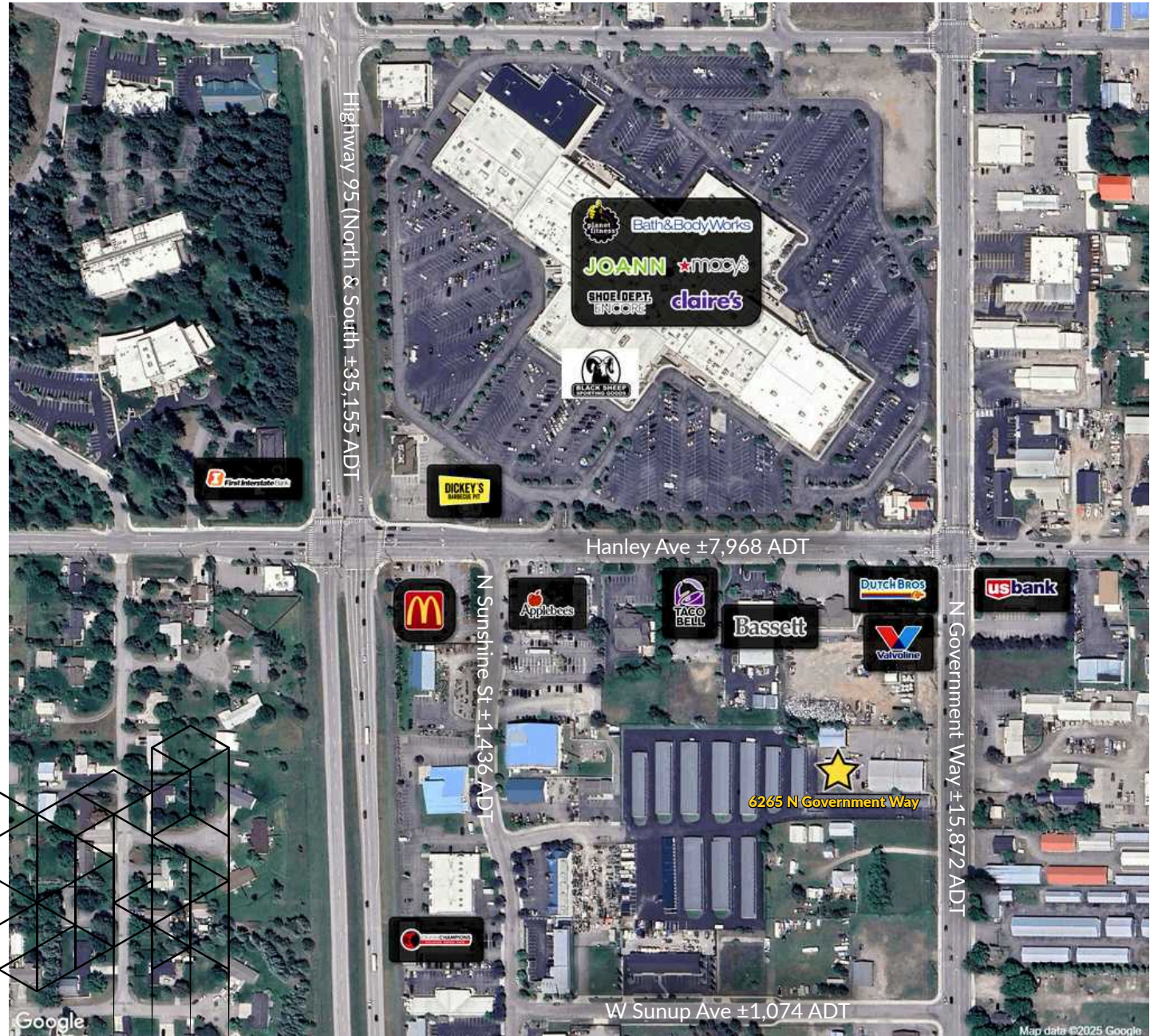
Highway 95 (North & South)
±35,155 ADT

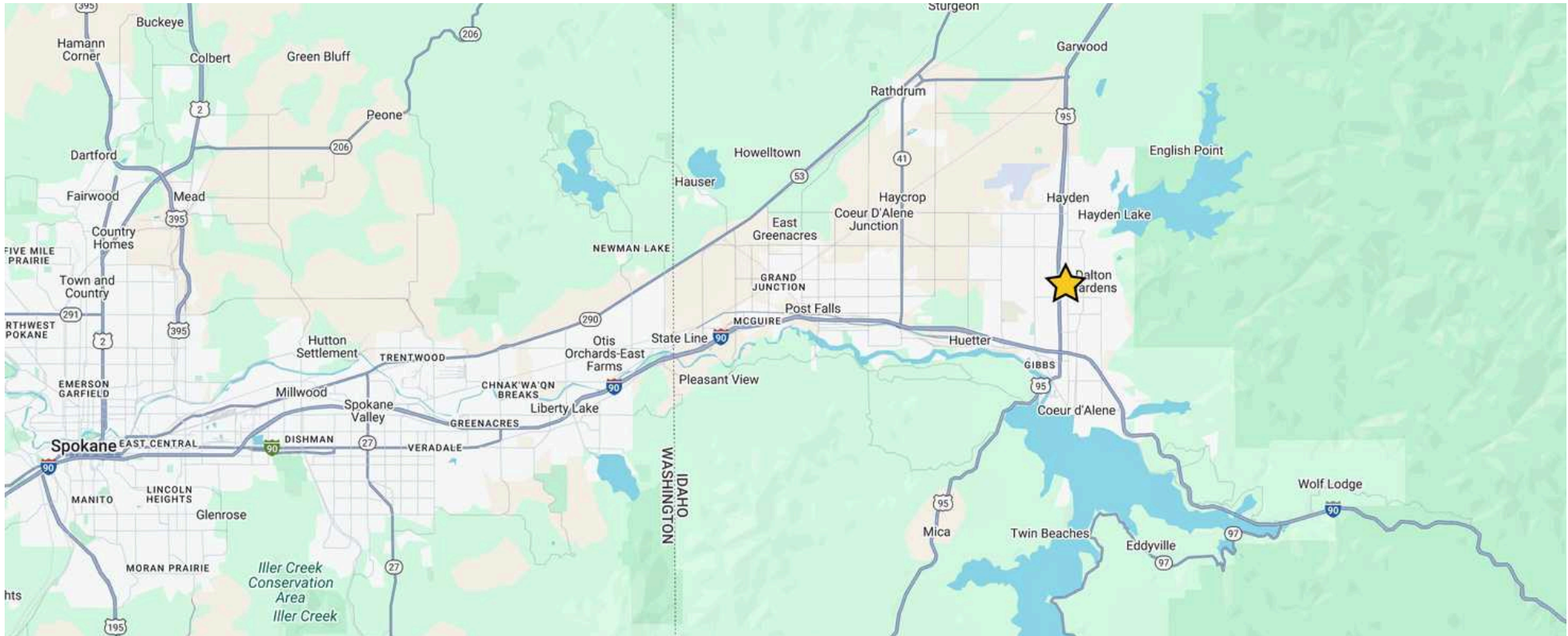
N Government Way
±15,872 ADT

Hanley Ave
±7,968 ADT

N Sunshine St
±1,436 ADT

W Sunup Ave
±1,074 ADT





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VIEW LOCATION



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OFFICE LOCATIONS

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

1579 W Riverstone Dr, Suite 102
Coeur d'Alene, ID 83814