

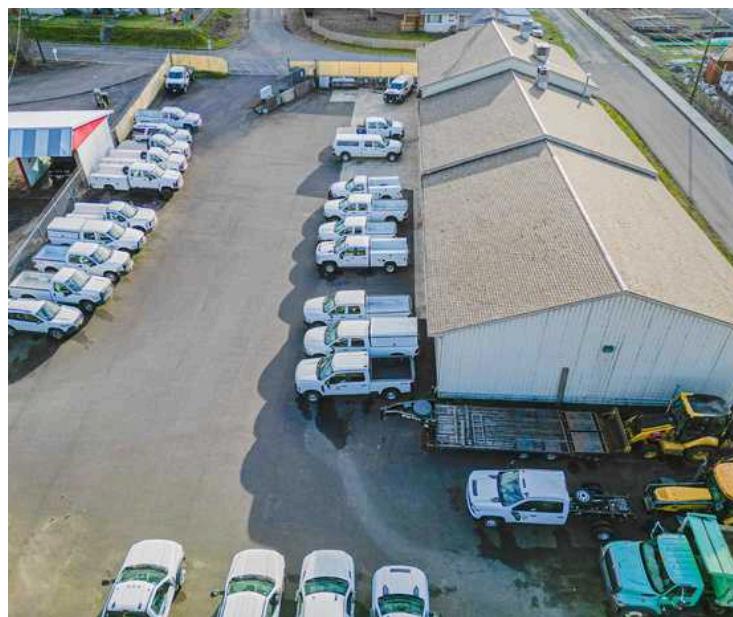
# FOR SALE

CAP RATE 7.96%



## LONG TERM GSA LEASED INVESTMENT

12740 & 12770 US Highway 12 | Orofino, ID 83544



*Offering Price* **\$3,725,000**  
**NOI** **\$296,545**

<b>OFFICE BUILDING</b>	±9,270 SF
<b>WAREHOUSE BUILDING</b>	±8,350 SF
<b>TOTAL BUILDING SIZE</b>	±17,620 SF
<b>LOT SIZE</b>	±2.36 Acres
<b>PARCEL NO.</b>	RPA0775002000CA, LRA0775002000AA
<b>ZONING</b>	MXD, Mixed Use District

**ERIK NELSON, SIOR**

509.220.4042

erik.nelson@kiemlehagood.com

**KIEMLE  
HAGOOD**

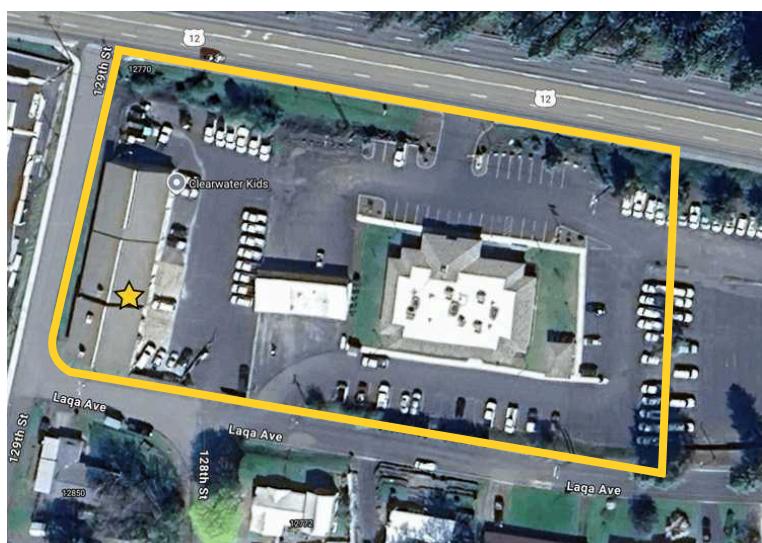
## PROPERTY OVERVIEW | FLOOR PLAN

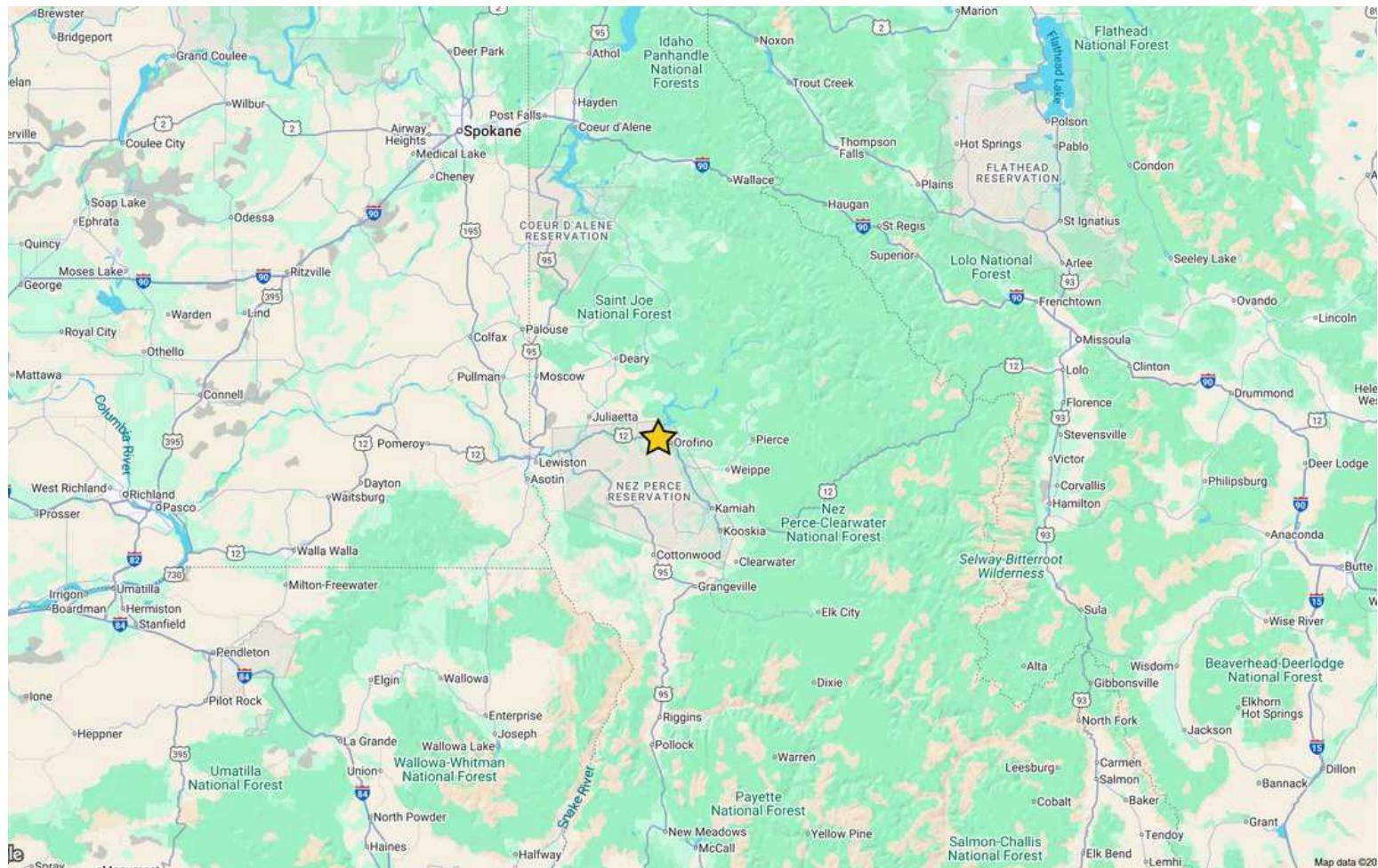
LONG TERM GSA LEASED INVESTMENT **FOR SALE**

Office Building 9,270 square feet

Warehouse Building 8,350 square feet

Lease with the U.S. Forest Service (Expiration August 31, 2034)





# LONG TERM GSA LEASED INVESTMENT

12740 & 12770 US Highway 12 | Orofino, ID 83544

[VIEW LOCATION](#)



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## OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201