



FOR SALE

THE LODGE *at Sandpoint*

[KIEMLE HAGOON

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THE LODGE *at Sandpoint*



THE OFFERING

The Lodge at Sandpoint

As one of North Idaho's most distinctive waterfront investment offerings, this rare ± 3.97 -acre, multi-parcel, multi-building property delivers an exceptional blend of value stability, irreplaceable location, and substantial future potential. Featuring four buildings totaling $\pm 39,000$ square feet, the asset includes a 24-unit individually deeded, waterfront condotel, a permitted 30+ slip marina, and an additional fourplex nearing completion, creating a diversified revenue profile supported by both hospitality and residential components. The condo units include everything from studios to three-bedroom, two-bath units, and could be immediately sold off. Positioned along over 300 feet of Pend Oreille water frontage, this recreational-zoned property offers unmatched proximity to open water, panoramic lake views, and direct access to one of the region's most sought-after outdoor environments.

OFFERING 1

24

Condo Hotel

28

Total Parcels

1

Additional Fourplex

300+

Ft Pend Orielle Water Frontage



OFFERING No. 1

\$12,200,000

OFFERING 2

24

Condo Hotel

27

Total Parcels

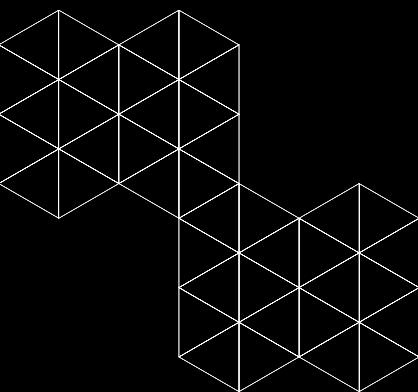
300+

Ft Pend Orielle Water Frontage



OFFERING No. 2

\$9,700,000



PROPERTY DETAILS



SITE DESCRIPTION

PROPERTY ADDRESS(S)	LAND AREA (AC)	LAND AREA (SF)	BUILDING AREA (SF)	BUILDINGS
41 Lakeshore Dr. Sagle, ID, 83860	±3.97 Acres	±172,933 SF	±39,000 SF	4 Buildings
PARCELS	ZONING	YEAR BUILT	BUILDING CLASS	
45 Waterside Lane Sagle, ID, 83860	28 Parcels	1925, 2007	Recreational	Class A



STRONG ECONOMIC GROWTH

- Located in one of North Idaho's fastest-growing recreational corridors
- Benefiting from year-round tourism tied to Sandpoint's surging economy
- High demand for waterfront lodging and short-term accommodations



EXCEPTIONAL LOCATION

- Premier waterfront with 300+ feet of frontage
- Includes a 24-unit condo plus a nearly completed 4-plex, offering diversified income streams
- 30+ slip permitted marina
- Class A, multi-building property positioned along a highly desirable recreation-focused corridor



PRIME TOURISM

- Easy access to downtown Sandpoint, Schweitzer Mountain Resort, U.S. 95, and regional amenities
- Strong year-round draw from boating, skiing, hiking, and regional events

PROPERTY PHOTOS

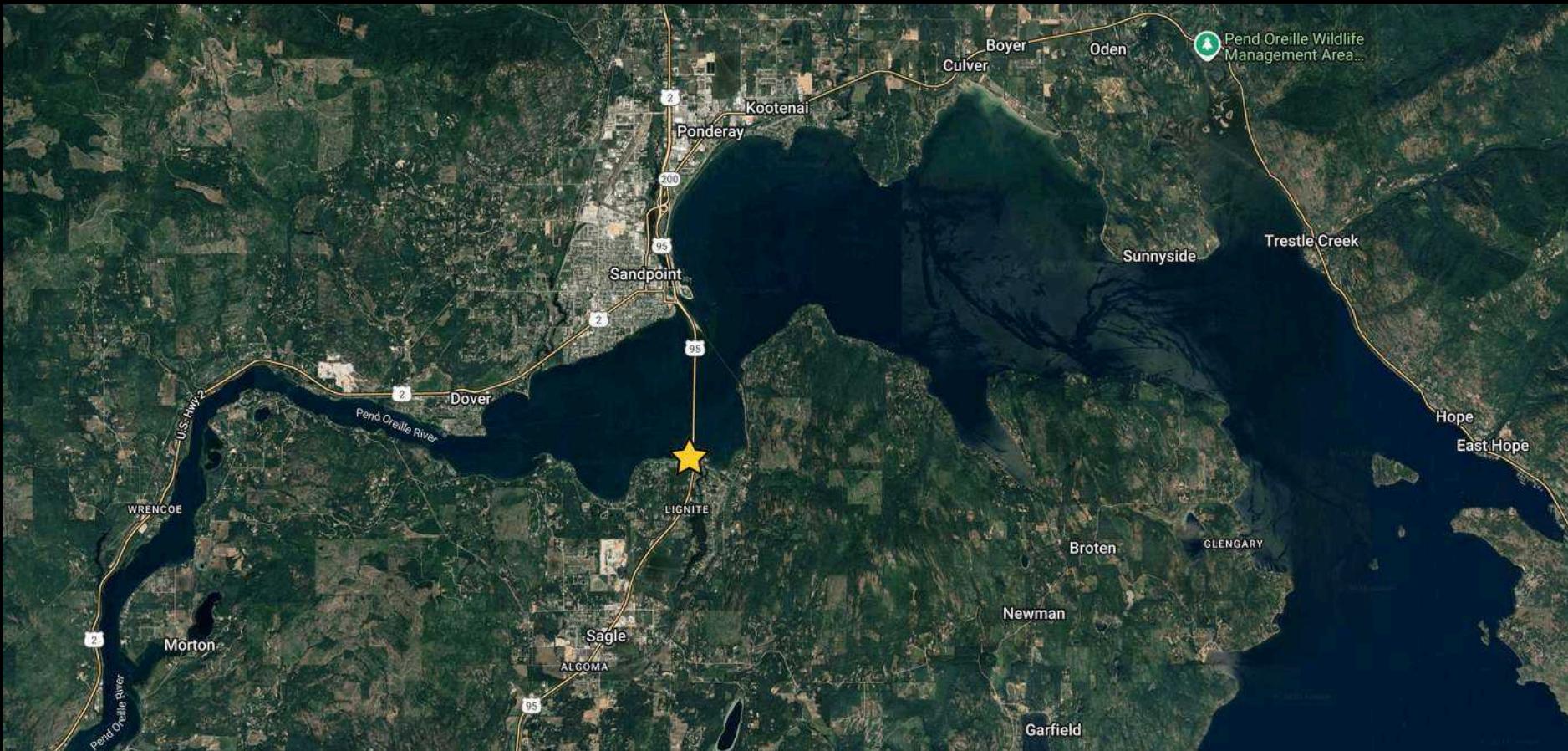


MARKET DETAILS

2025 DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
2025 Estimate Population	795	8,368	17,330
2030 Projected Population	848	8,908	18,700
2025 - 2030 Projected Annual Growth	1.30%	1.30%	1.60%
2020 - 2025 Historic Annual Growth	-	-	0.80%
2025 Estimated Households	328	3,600	7,362
2025 Estimated Average Household Income	\$107,026	\$107,673	\$102,652
2025 Estimated Median Household Income	\$74,847	\$75,309	\$74,276
2025 Annual Household Expenditure	\$32.93 M	\$349.83 M	\$705.09 M
2025 Annual Household Retail Expenditure	\$17.15 M	\$177.64 M	\$359.93 M





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