

FOR SALE



8-UNIT APARTMENT BUILDING LOCATED ONE BLOCK OFF HIGHWAY 95

SALE DETAILS

REDUCED SALE PRICE: ~~\$2,100,000~~ \$1,880,000

Zoning: Commercial

Total Lot Size: ±0.46 AC

Total Building Size: ±6,560 SF

Parcel #: 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
208.819.6004
jeramie.terzulli@kiemlehagood.com

ANTHONY "TONY" VILLELLI
208.661.3044
tony.villelli@kiemlehagood.com

**KIEMLE
HAGOOD**

PROPERTY OUTLINE

APARTMENT BUILDING FOR SALE

91 W Wyoming Avenue
Hayden, ID 83835



DEMOGRAPHICS & TRAFFIC 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	±2,983 ADT
Government Way	±5,239 ADT
Highway 95	±24,727 ADT





APARTMENT BUILDING FOR SALE

91 W Wyoming Avenue
Hayden, ID 83835

JERAMIE TERZULLI
208.819.6004 jeramie.terzulli@kiemlehagood.com

ANTHONY "TONY" VILLELLI
208.661.3044 tony.villelli@kiemlehagood.com

**KIEMLE
HAGOOD**

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

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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.