

FOR SALE OR LEASE

**Seller Financing
Terms Considered for
Qualified Buyer**



FREESTANDING COMMERCIAL BUILDING

PRICE REDUCED!

Offering Price	\$2,395,000 \$2,295,000
Lease Rate	\$18.00 PSF /YR \$17.00 PSF /YR
Building Size	±11,016 SF (Main) ±2,100 (Storage/Utility Shed (No value given to)
Total Lot Size	±1.05 Acres
Year Built	1995
Parcel No.	C77600010020
Zoning	C-17

COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way
Coeur d'Alene, ID 83815

**View
Location**



▶ Seller Financing Terms Considered for Qualified Buyer ◀

- Offering price is based on main retail building only (\$208.33 PSF)
- New Roof Membrane - Fall 2023



PAT EBERLIN

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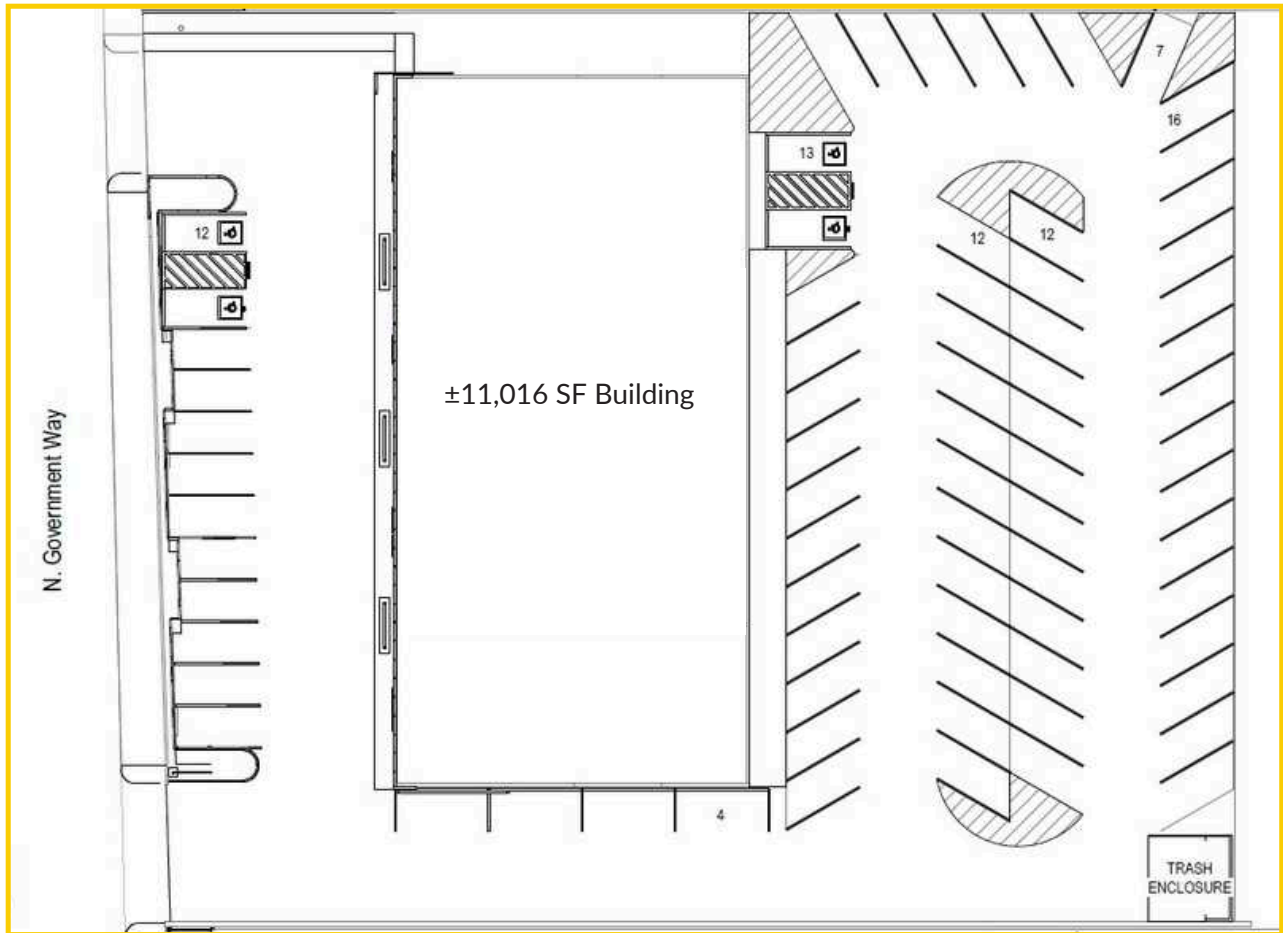
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KIEMLEHAGOOD



COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way | Coeur d'Alene, ID

PROPERTY HIGHLIGHTS

- Premier retail corridor of Coeur d'Alene, ID
- Excellent visibility
- Open commercial space
- On-site parking
- Government Way frontage
- Easy access to Highway 95 via Neider Ave

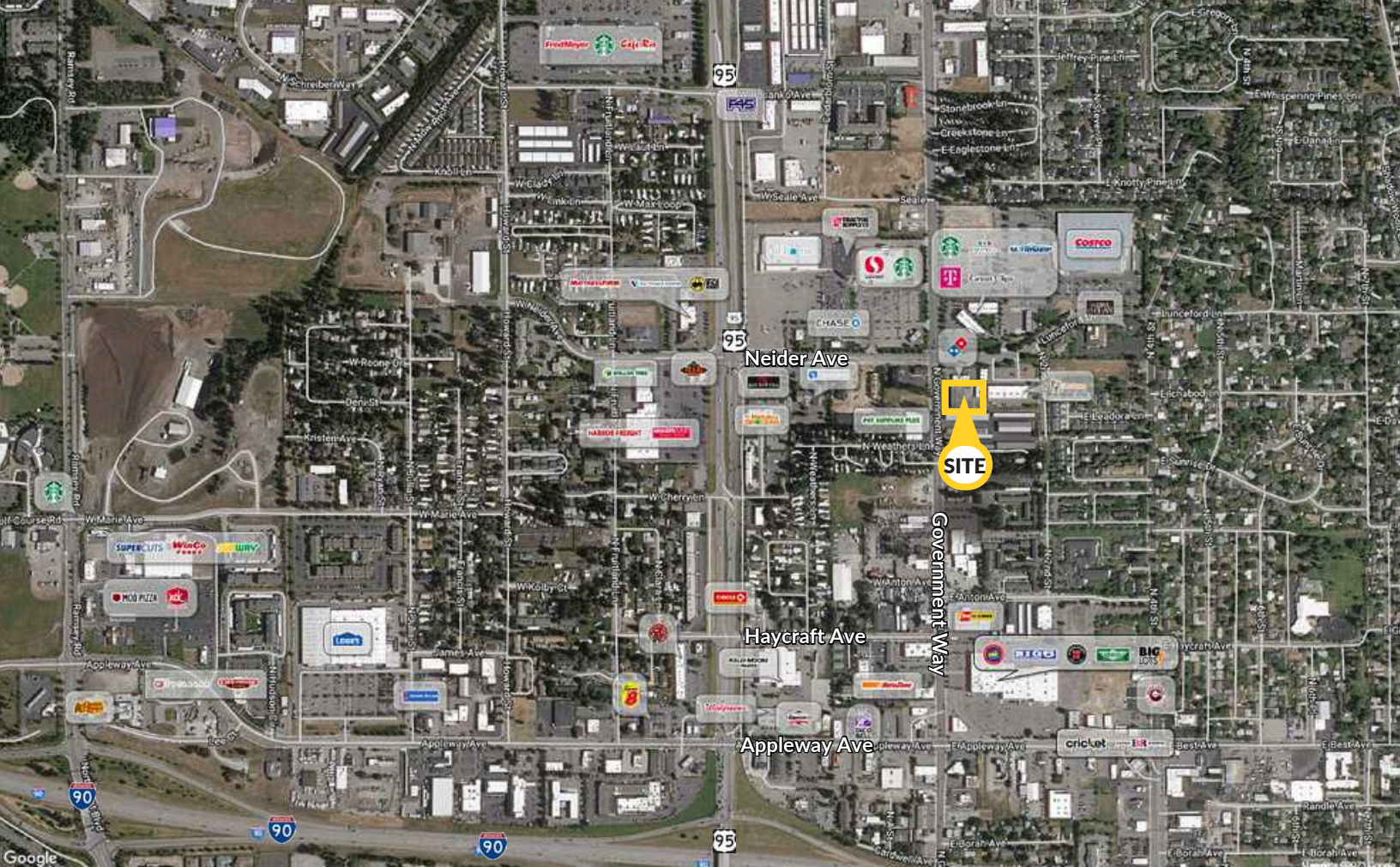


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Conceptual Drawings
Improvements are not in place





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**KIEMLE
HAGOOD**

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

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