FOR SALE

THE LODGE
at Sandpoint

[KIEMLEHAGOOD

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THE OFFERING

The Lodge at Sandpoint

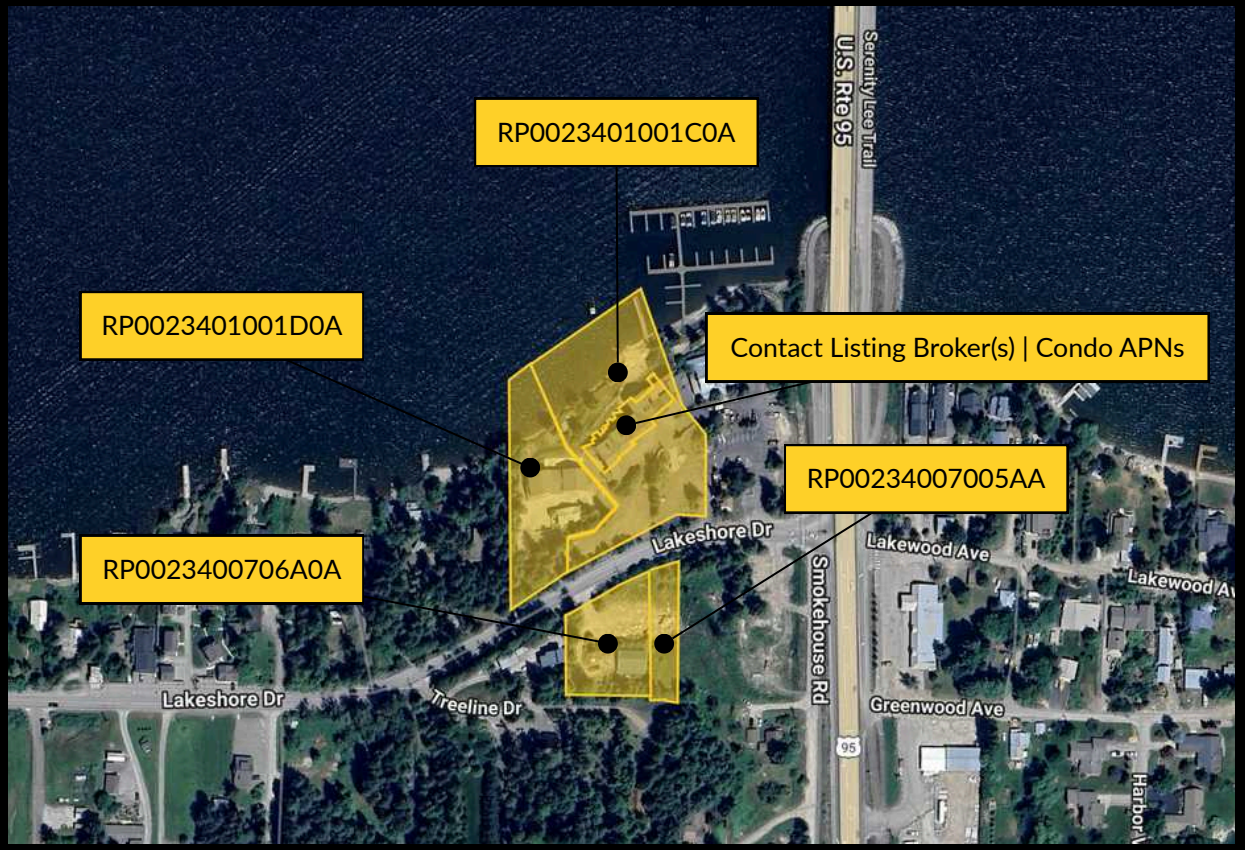
As one of North Idaho's most distinctive waterfront investment offerings, this rare ±3.97-acre, multi-parcel, multi-building property delivers an exceptional blend of value stability, irreplaceable location, and substantial future potential. Featuring four buildings totaling ±39,000 square feet, the 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.

24
Condo Hotel

28
Total Parcels

1
Additional Fourplex

300+
Ft Pend Orielle Water Frontage



OFFERING No. 1

$11,000,000

41 Lakeshore Dr | Sagle, ID [KIEMLEHAGOOD

24
Condo Hotel

27
Total Parcels

300+
Ft Pend Orielle Water Frontage

OFFERING No. 2

$9,250,000

41 Lakeshore Dr | Sagle, ID

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SITE DESCRIPTION

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

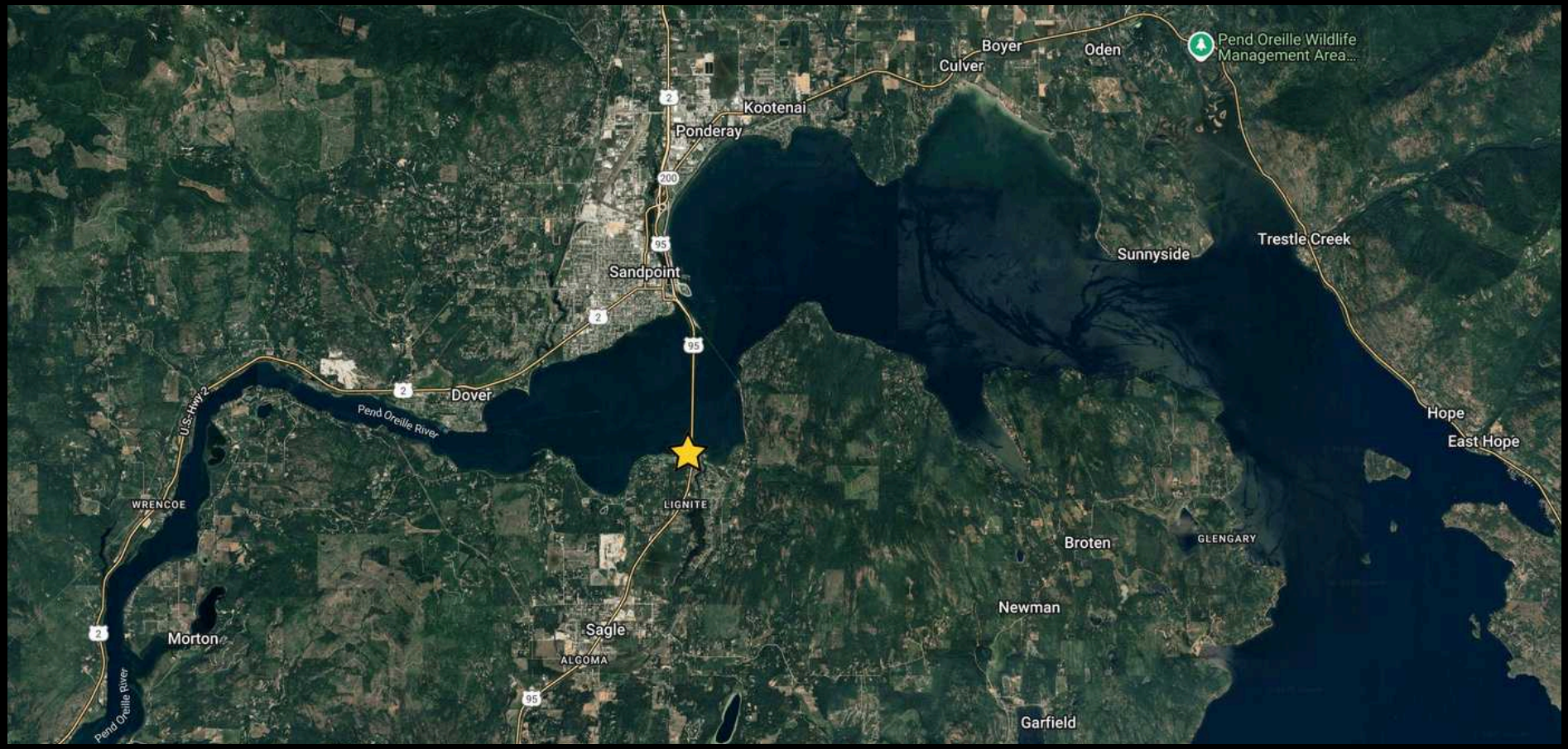
- Easy access to downtown Sandpoint, Schweitzer Mountain Resort, U.S. 95, and regional amenities
- Strong year-round draw from boating, skiing, hiking, and regional events

PROPERTY PHOTOS

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

THE LODGE AT SANDPOINT



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