

PRICE REDUCED

SELLER FINANCING AVAILABLE!

**KIEMLE
HAGOOD**

Government Way Commercial
6265 N Government Way, Coeur d'Alene ID 83814

CHAD BURD, SIOR
208.770.2597
chad.burd@kiemlehagood.com

OFFERING

PRICE:

\$1,499,000

***SELLER FINANCING
AVAILABLE**

~~\$1,525,000~~

PARCEL HIGHLIGHTS

PARCEL NUMBERS:

C00000350140 &

C00000350130

PARCEL SIZE: ±1.03 Acres

ZONING: C-17

BUILDING HIGHLIGHTS

- BUILDING SIZE: ±7,200 SF
- YEAR BUILT: 1994
- 2 DOCK DOORS
- FENCED YARD
- 2 OUTBUILDINGS
- TOP RETAIL &
COMMERCIAL CORRIDOR



PROPERTY PHOTOS



Showroom - New Vinyl Plank Flooring



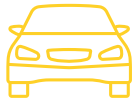
Warehouse - 14' Eave



Clearspan Warehouse

SURROUNDING AREA & TRAFFIC COUNTS

Traffic Counts



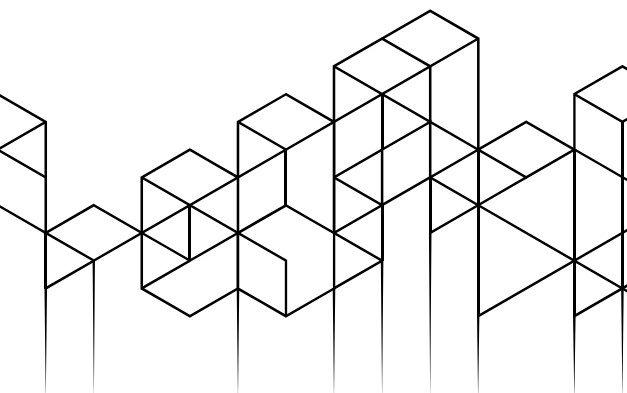
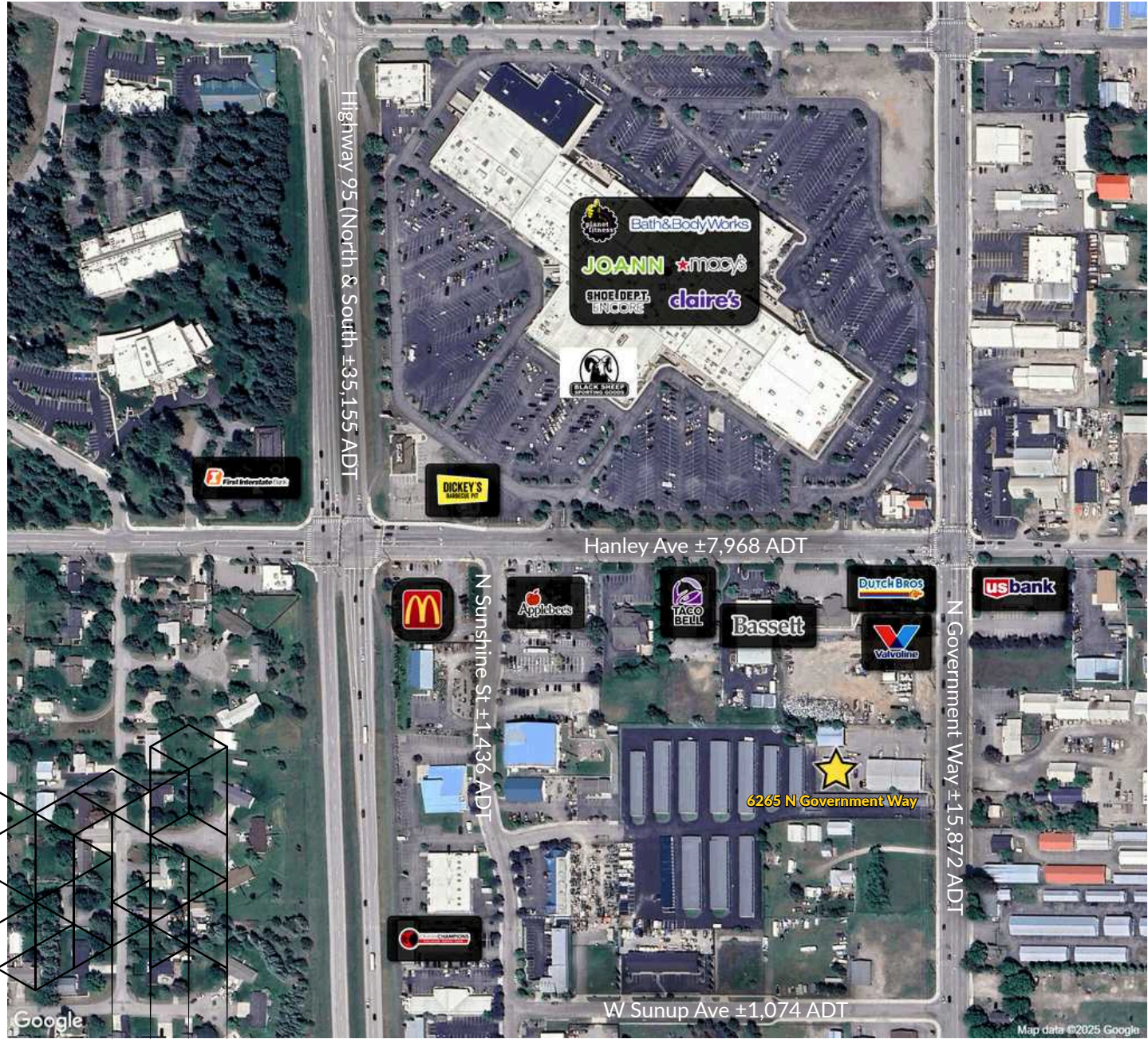
Highway 95 (North & South)
±35,155 ADT

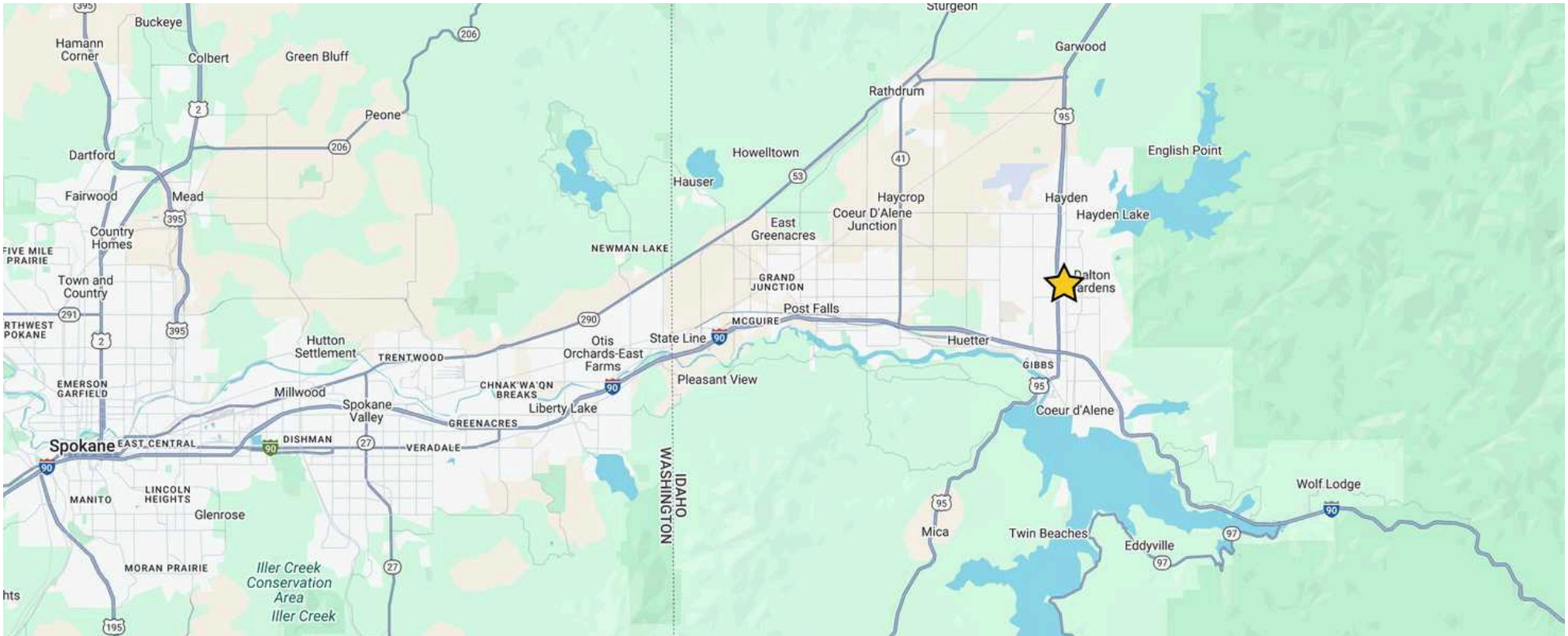
N Government Way
±15,872 ADT

Hanley Ave
±7,968 ADT

N Sunshine St
±1,436 ADT

W Sunup Ave
±1,074 ADT





Government Way Commercial
 6265 N Government Way
 Coeur d'Alene ID 83814

VIEW LOCATION



CHAD BURD, SIOR
 208.770.2597
 chad.burd@kiemleahagood.com



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.

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

1579 W Riverstone Dr, Suite 102
 Coeur d'Alene, ID 83814