

An aerial photograph of Lewiston, Idaho, showing a waterfront area along the Snake River. A large, irregularly shaped area of land is highlighted in yellow, indicating a development opportunity. The surrounding area includes residential neighborhoods, commercial buildings, and a bridge crossing the river. The sky is blue with scattered white clouds.

FOR SALE

WATERFRONT DEVELOPMENT OPPORTUNITY

101 Beachey St & 411 5th St | Lewiston, Idaho 83501

[KIEMLEHAGOOD

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehaood.com

LEWISTON DEVELOPMENT OPPORTUNITY FOR SALE

101 Beachey St & 411 5th St
Lewiston, Idaho 83501

OFFERING PRICE | \$2,995,000

ADDRESS | 101 Beachey St, 411 5th St Lewiston, Idaho 83501

GROSS LAND SIZE | ±12.463 AC

NUMBER OF PARCELS | 9 Total Parcels

GROSS BUILDING SIZE | ±17,252 SF Total | 1 Warehouse

ZONING | FIB (Form and Impact Based Zone)

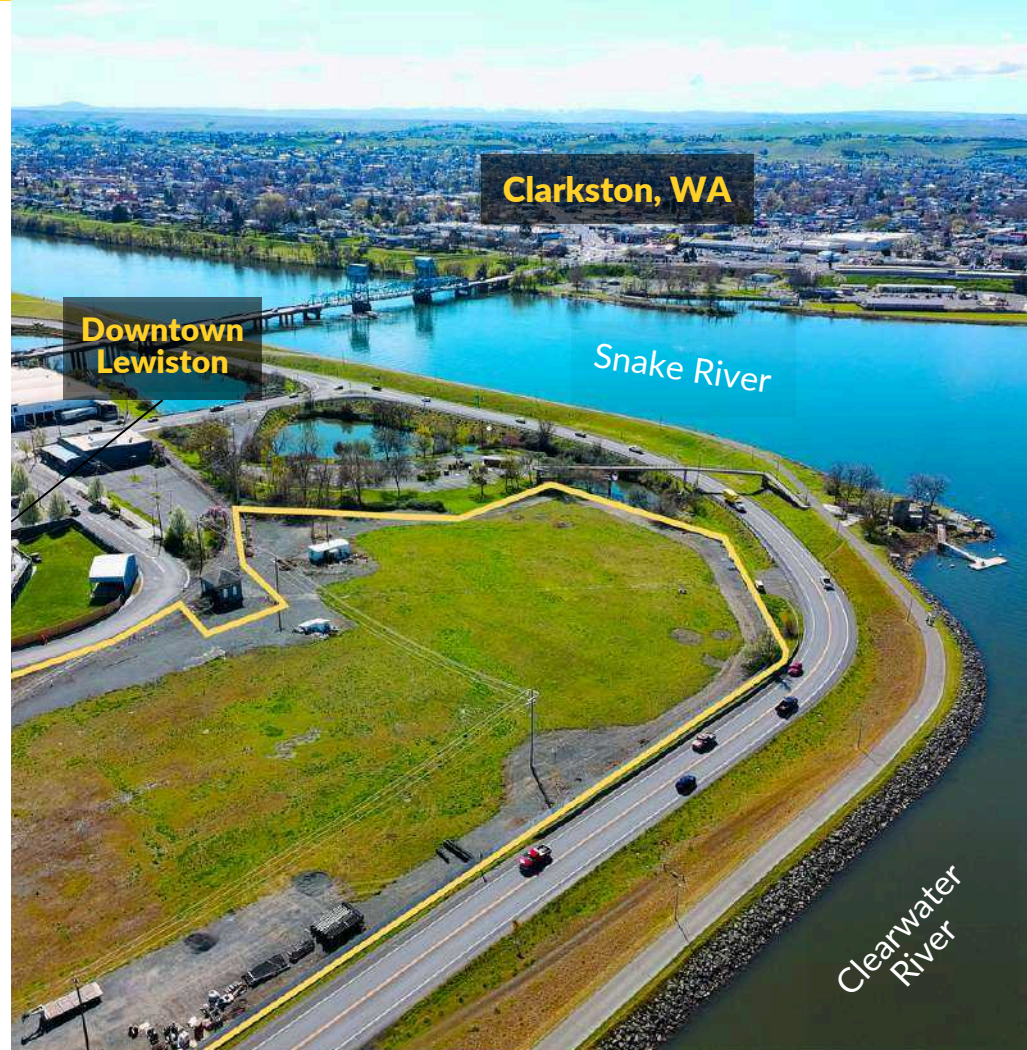
ZONING LINK | [City of Lewiston Form and Impact Based Zone](#)

POSSIBLE USES

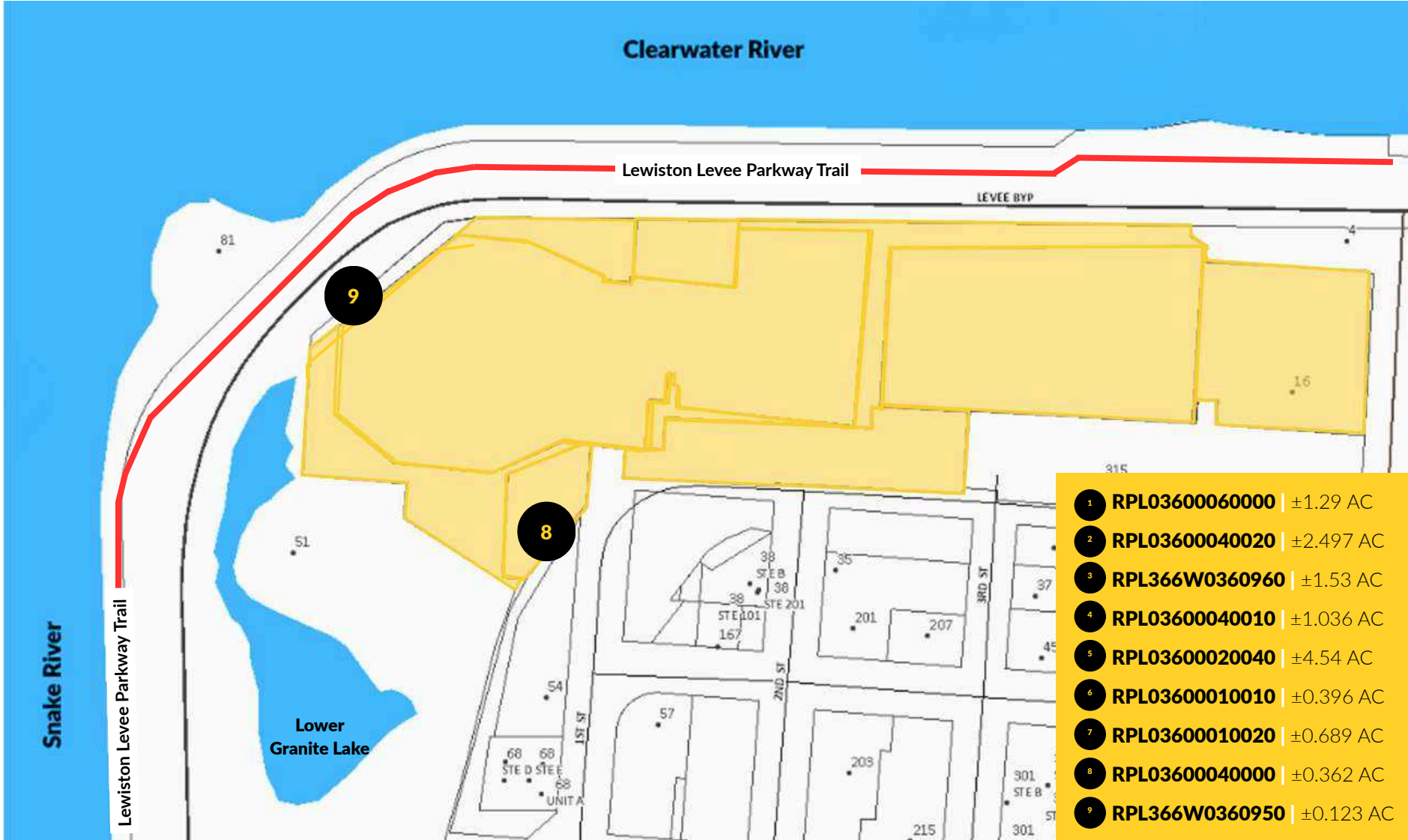
- Mixed use
- Retail
- Restaurant/dining
- Multifamily
- Entertainment
- Event Venue
- Conference Center
- Personal Services
- Recreation Based Businesses
- Small format grocery
- Hotel/Hospitality
- Professional Office
- Medical Office
- Public Parking

*Uses are subject to zoning code and final municipal approval. Zoning is based off of a points system with the city of Lewiston with points awarded for the entire project meeting certain criteria.

*Broker makes no representations as to the feasibility of the above uses and buyer or buyer's agent must independently verify based upon buyer's intended use.







Disclaimer: Property boundaries, lot dimensions, acreage figures, easements, access points, and other site characteristics shown in maps, aerials, surveys, marketing materials, or photographs are approximate and provided for general informational purposes only. Prospective buyers should independently verify all property lines, boundaries, legal descriptions, zoning, utilities, access rights, and development suitability through their own inspections and with licensed surveyors, engineers, attorneys, and other qualified professionals. Seller and broker make no representations or warranties, express or implied, regarding the accuracy or completeness of such information. All information is subject to change, error, omission, prior sale, withdrawal, or modification without notice.



LEWISTON & CLARKSTON



52,329

LEWISTON & CLARKSTON
EST POPULATION 2025



22,507

LEWISTON & CLARKSTON
EST HOUSEHOLDS 2025



\$98,315

LEWISTON & CLARKSTON
AVERAGE HH INCOME 2025



\$2.11 B

LEWISTON & CLARKSTON
TOTAL HH SPEND 2025





DESTINATION	TIME	DISTANCE
Washington State Border	±4 Min	±1 Mile
Spokane International Airport	±1 Hr 45 Min	±100 Miles
Spokane, WA	±1 Hr 56 Min	±105 Miles
Tri-Cities, WA	±2 Hrs 25 Min	±134 Miles

STREET	AVERAGE DAILY TRAFFIC
Dikes Bypass, US 12 (EB, WB)	±5,360 ADT
5 th Street (NB, SB)	±920 ADT



DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	4,852	30,895	49,015
PROJ. POPULATION 2030	4,790	30,205	47,839
MEDIAN AGE	34.5	40.0	42.1
2025 AVERAGE HHI	\$76,307	\$90,593	\$96,841
2025 MEDIAN HHI	\$54,341	\$66,734	\$72,107

DISCOVER THE LEWIS-CLARK VALLEY

Tucked within the scenic Lewis-Clark Valley, Lewiston offers a unique blend of rugged outdoor adventure, rich cultural heritage, and an emerging food and wine scene that continues to draw regional and national attention. Set at the confluence of the Snake and Clearwater Rivers, the area serves as both a gateway and a destination, where visitors come to experience the dramatic landscape of Hells Canyon, the deepest river gorge in North America, through guided jet boat excursions, rafting, and fishing. The region is deeply rooted in the history of the Nimiipuu (Nez Perce), whose cultural influence remains present through storytelling, landmarks, and community events that shape the identity of the valley today. This cultural foundation is complemented by a growing calendar of festivals, local markets, and riverfront activities that contribute to a vibrant, small-city energy.

Lewiston is also at the heart of the Lewis-Clark Valley AVA, an increasingly recognized wine region known for producing award-winning varietals and attracting wine tourism throughout the year. This evolution has supported a broader lifestyle shift in the area—where outdoor recreation, hospitality, and experiential retail intersect. Within this context, opportunities. As tourism, infrastructure investment, and regional visibility expand, Lewiston stands out as a market where lifestyle-driven development can thrive alongside a strong sense of place.



HUNTING & FISHING

- Access world-class fishing across multiple rivers, targeting species like salmon, steelhead, sturgeon, bass, and trout
- Enjoy year-round outdoor recreation with guided charters and easily accessible boat launches just minutes from downtown
- Take advantage of diverse techniques and seasons, from fly fishing to trolling, making it a highly versatile angler destination



HELLS CANYON

- Experience North America's deepest river gorge, via guided jet boat or rafting excursions through dramatic canyon landscapes
- Discover rich storytelling along the river, including Nez Perce history, historic ranches, petroglyphs, and remote wilderness access
- Encounter diverse wildlife and striking natural scenery, from bighorn sheep to whitewater rapids and expansive canyon views



WINERIES

- Explore the Lewis-Clark Valley AVA, an emerging wine region producing award-winning, small-batch varietals
- Experience curated wine tours that combine tasting with regional history and scenic vineyard landscapes
- Discover a growing wine tourism scene recognized across the Pacific Northwest for quality and innovation

REIMAGINE DOWNTOWN LEWISTON

Reimagine Downtown Lewiston is a major revitalization initiative led by the City of Lewiston to strengthen the downtown core through infrastructure upgrades, placemaking improvements, and strategic redevelopment. Centered around the Main Street corridor and surrounding downtown blocks, the project aims to modernize aging utilities, improve pedestrian connectivity, enhance streetscape design, and activate public spaces to support local businesses and attract new investment. By integrating infrastructure reconstruction with community-driven design and economic development goals, the initiative seeks to transform downtown Lewiston into a more vibrant, walkable destination for residents, visitors, and regional commerce. Improvements were aimed to take place in 2026, but have since been delayed.

Utility & Core Infrastructure Upgrades

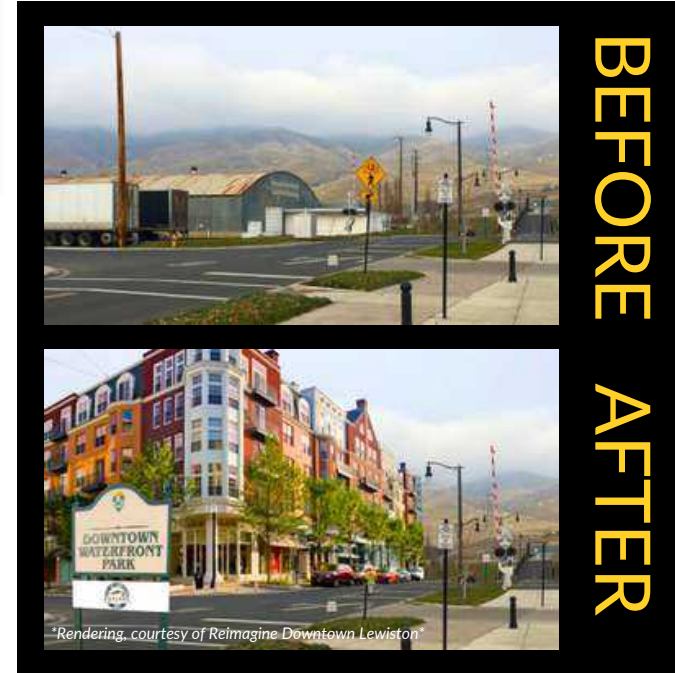
- Replace aging sewer systems (some over 100 years old) to handle modern capacity
- Upgrade undersized and deteriorating water mains for fire suppression and growth
- Expand system capacity to support future mixed-use and downtown density

Transportation & Traffic Flow Improvements

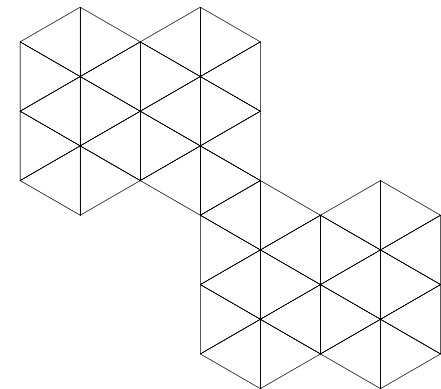
- Rebuild streets and sidewalks to prioritize pedestrian experience and usability
- Introduce wider walkways, outdoor gathering/dining spaces, and improved accessibility
- Redesign parking and curb environments to better support downtown businesses

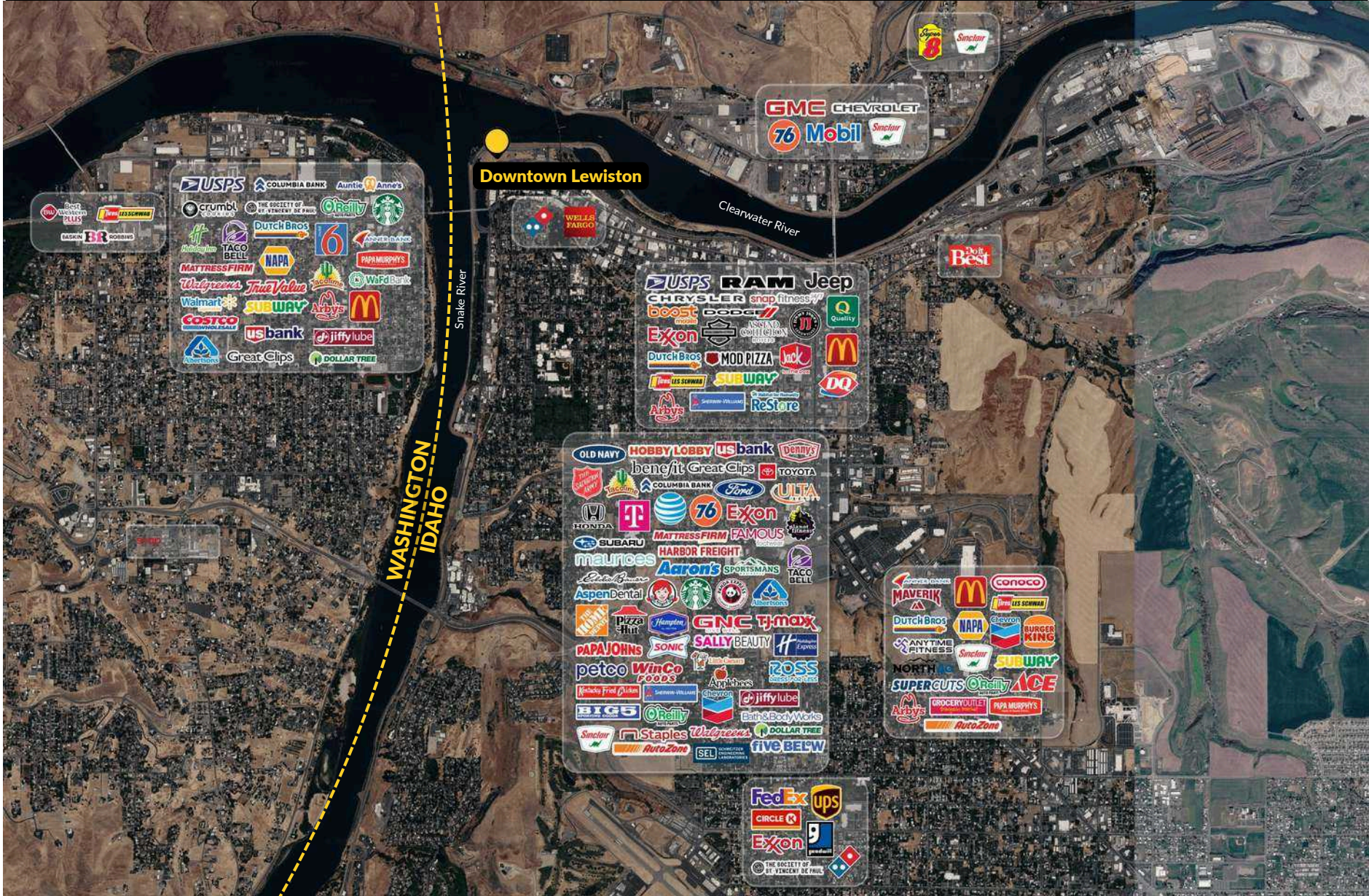
Streetscape & Public Realm Enhancements

- Convert one-way streets to two-way to calm traffic and improve navigation
- Implement roundabouts and intersection upgrades for smoother circulation
- Strengthen connections to bypass routes to reduce unnecessary through-traffic



LEARN MORE







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MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

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