

FOR SALE

\$2,750,000



5555 N Pioneer Dr Coeur d'Alene, ID 83815

Property Key Facts

Sale Price: \$2,750,000

Zoning: C-17

Building Size: 14,236 SF

Year Built: 1998

Lot Size: 0.91 Acres

Renovated In: 2012

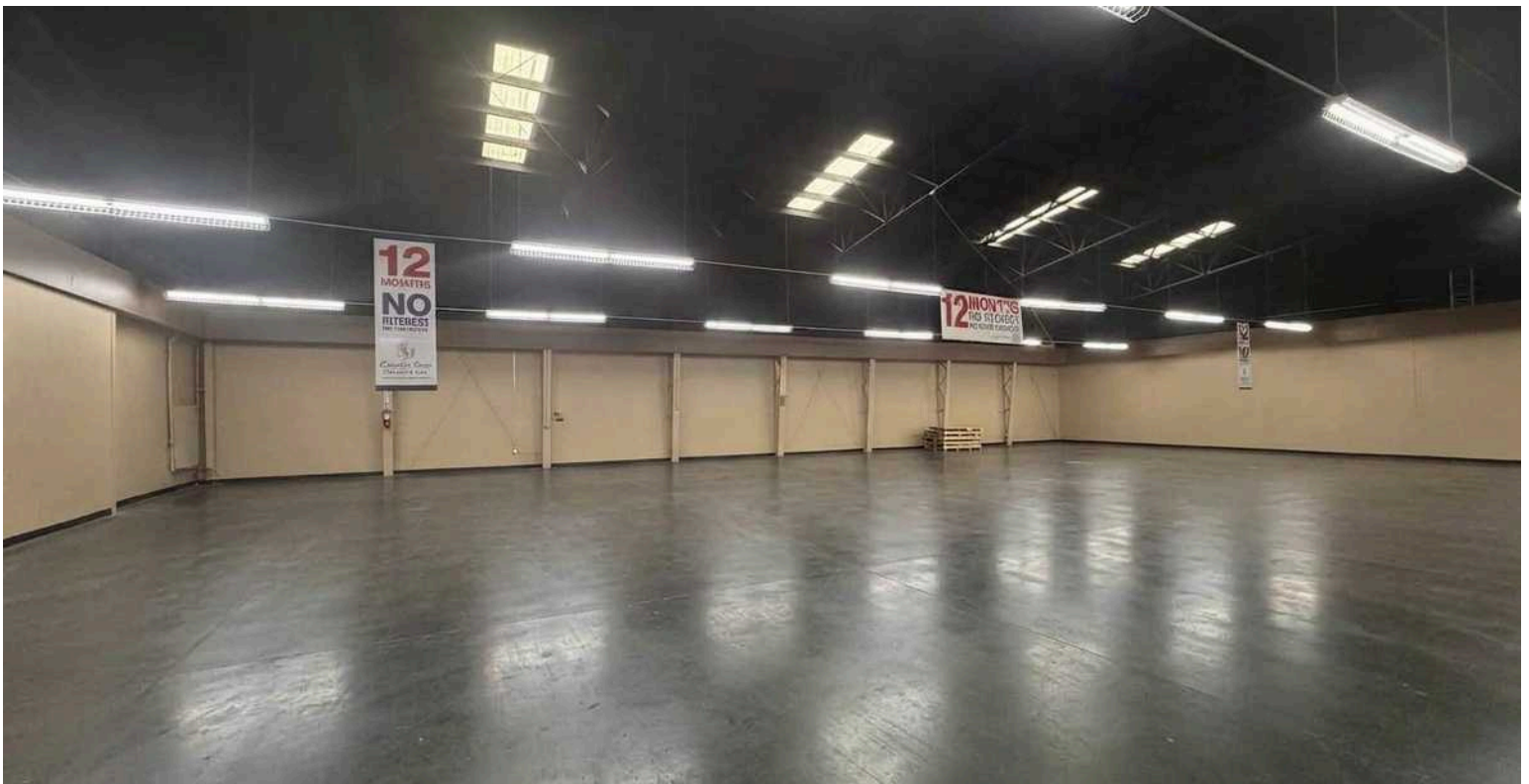
Exclusively listed by:

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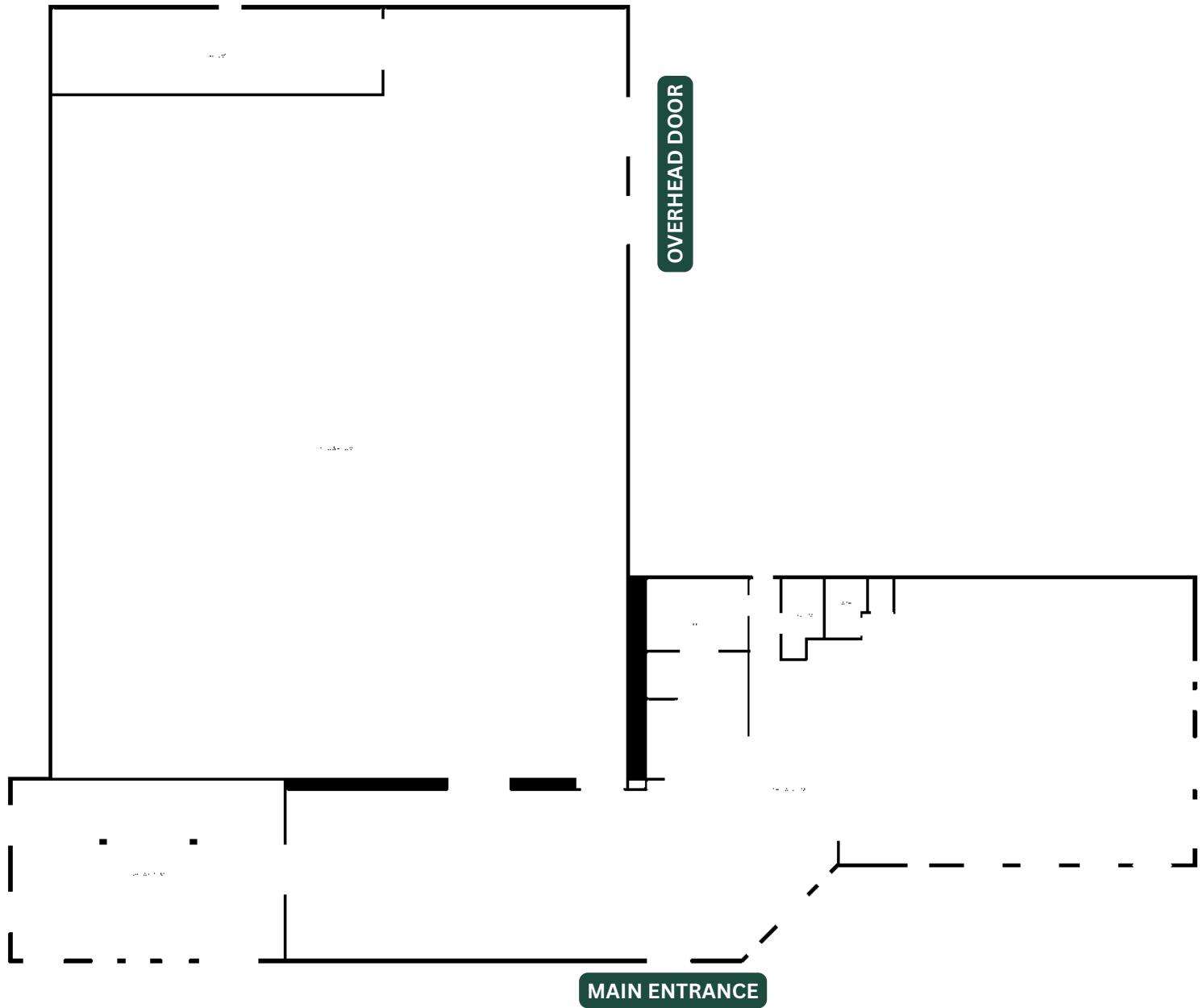
Retail Building For Sale

This property presents an exceptional acquisition opportunity to purchase a premier, standalone commercial property in one of North Idaho's fastest-growing commercial corridors. Spanning an impressive 14,236 square feet, this expansive building features a flexible, open-concept layout perfectly optimized for a high-volume retail showroom, regional distribution center, or multi-use corporate headquarters. Delivering unmatched visibility and seamless logistics with its close proximity to the heavily traveled US-95 highway system, this building is complete with flat, easily accessible terrain and an abundance of dedicated on-site parking.



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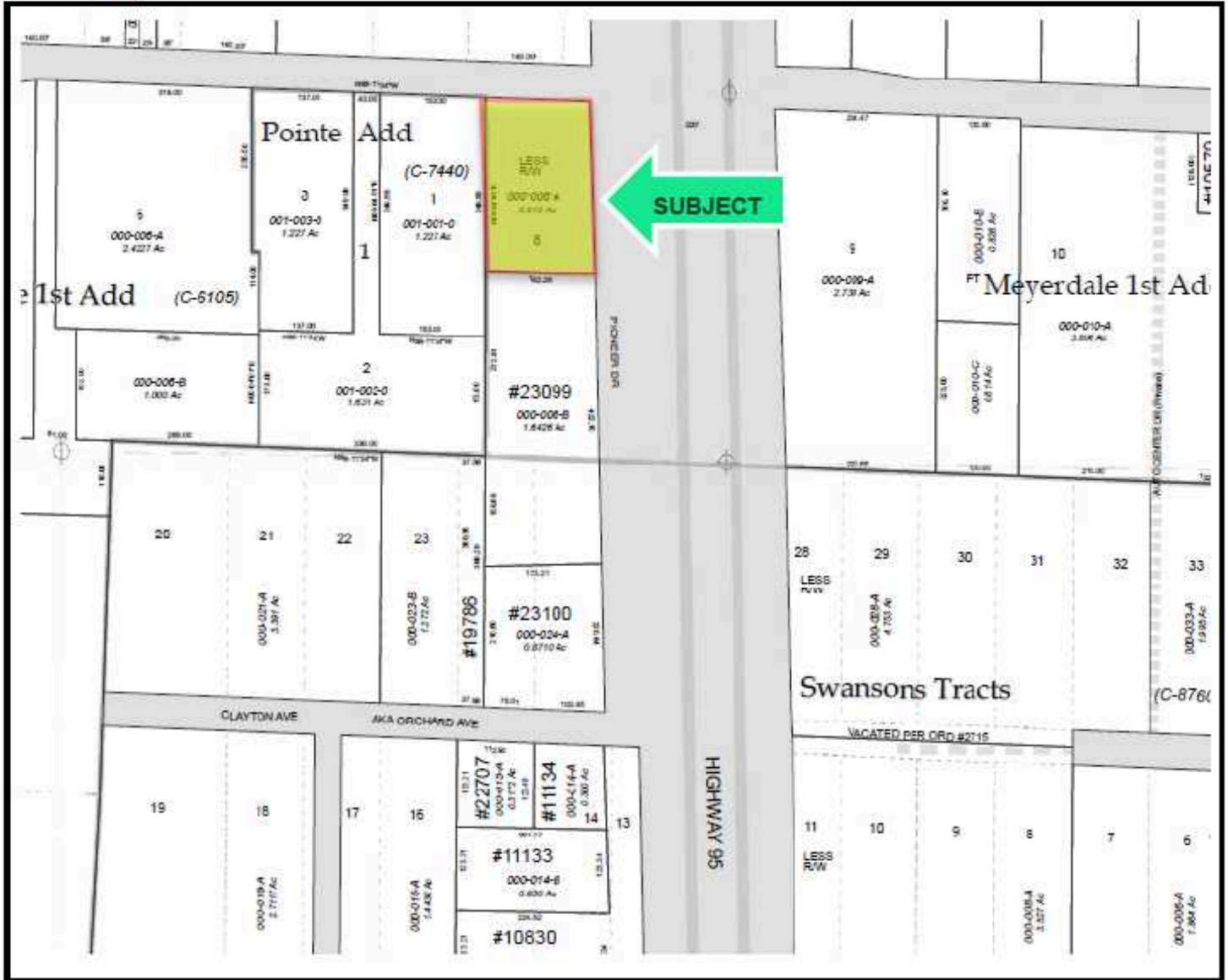




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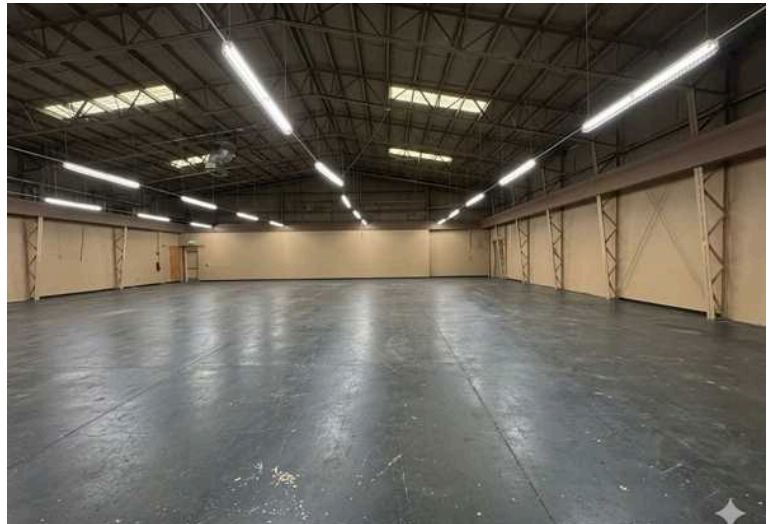
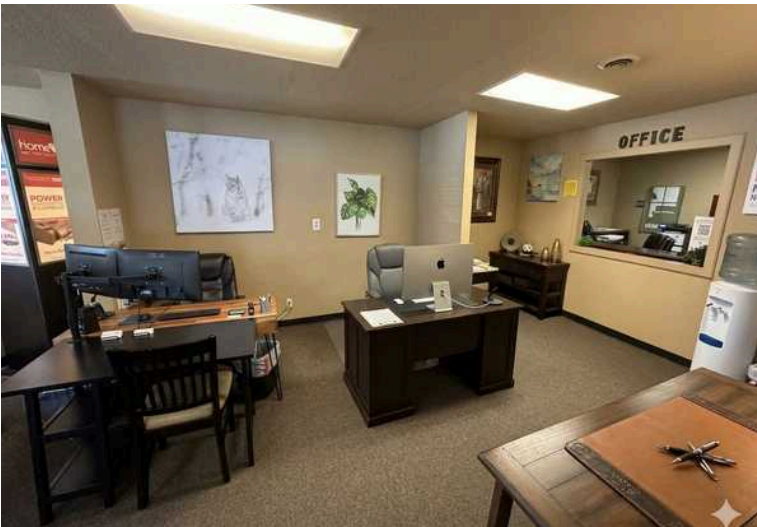


Plat Map



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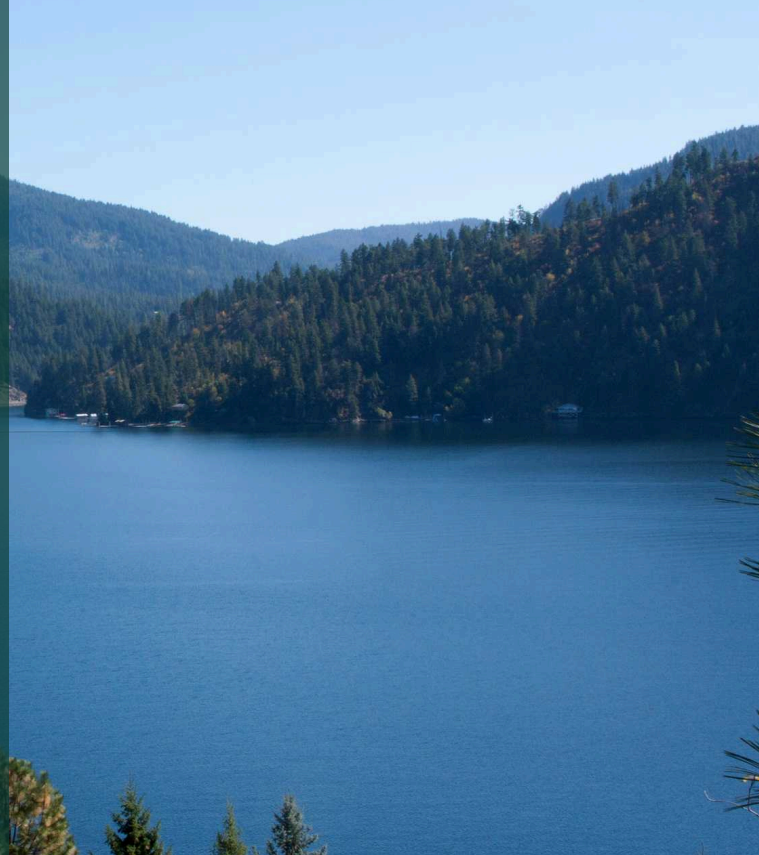


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LOCATION OVERVIEW

Coeur d'Alene, ID



International Events

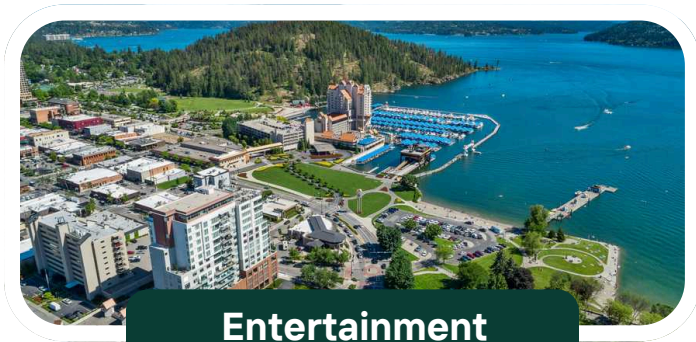
Coeur d'Alene, Idaho, is the largest city in North Idaho, beautifully situated on the north shore of the spectacular 25 mile long Lake Coeur d'Alene.



Outdoor Activities

✓ Home to world-class sports and regional attractions, including the grueling **Ironman Triathlon** and the Pacific Northwest's largest amusement park, **Silverwood Theme Park**.

✓ Surrounded by a playground of water, featuring **more than 55 glacier-carved lakes and rivers** within driving distance for boating, fishing, and kayaking.



Entertainment

✓ **The downtown waterfront is a bustling hub** of over 125 retail shops, fine dining, the iconic Coeur d'Alene Resort, and a **0.75-mile floating boardwalk**.

✓ The **Citylink transit** network provides hassle-free bus routes, connecting the **Riverstone Transit Center** directly to downtown, North Idaho College, and surrounding regional hubs

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