

FOR SALE

CENTRALLY LOCATED DALTON GARDENS COMMERCIAL PROPERTY

108 E Hanley Avenue | Dalton Gardens, ID 83815

KIEMLEHAGOOD

**Property lines are for illustration purposes only.*

MARY KIENBAUM

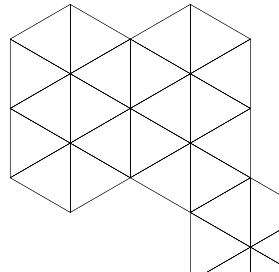
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**CENTRALLY LOCATED IN DALTON GARDENS
FOR SALE**

108 E Hanley Avenue
Dalton Gardens, ID 83815

OFFERING PRICE		\$1,549,000 (\$145.36 PSF)
NO. OF BUILDINGS		2
TOTAL BUILDING SIZE		±10,488 SF
BUILDING 1 (North)		±5,328 SF BUILT IN 1984
BUILDING 2 (South)		±5,160 SF BUILT IN 1996
LOT SIZE		±0.872 Acres (±37,984 SF)
PARCEL NO.		D140036304AC
ZONING		C - Commercial (Dalton Gardens)
CURRENT LEASE		
BUILDING 1		Suite A & C
BUILDING 2		Entire Building
EXPIRES		September 2026
VACANT		
BUILDING 1		Suite B



Centrally located in Dalton Gardens, this versatile commercial property presents a compelling owner-user or investment opportunity, with two buildings totaling ±10,488 SF. The site is ideally positioned just a few blocks from Silver Lake Mall and Highway 95, providing excellent accessibility and convenience. With strong visibility and high traffic counts in the surrounding area, this property is well suited for a wide range of commercial uses.

General Building Details

- Total Building Size: ±5,329 SF
- Built in 1984
- Covered Carport: Built 2024
- Gas Forced Air Heat
- Separately Metered Building
- Property serviced by Dalton Water Association (water) and CDA Wastewater (sewer)

2nd Floor | 2 Office Units, Former Apartment

• Unit A

- 2 Offices
- Open Area
- Kitchenette
- Restroom

• Unit B

- 3 Offices
- Open Area
- Kitchenette
- Washer & Dryer
- 2 Restrooms

1st Floor | Shop/Flex Space

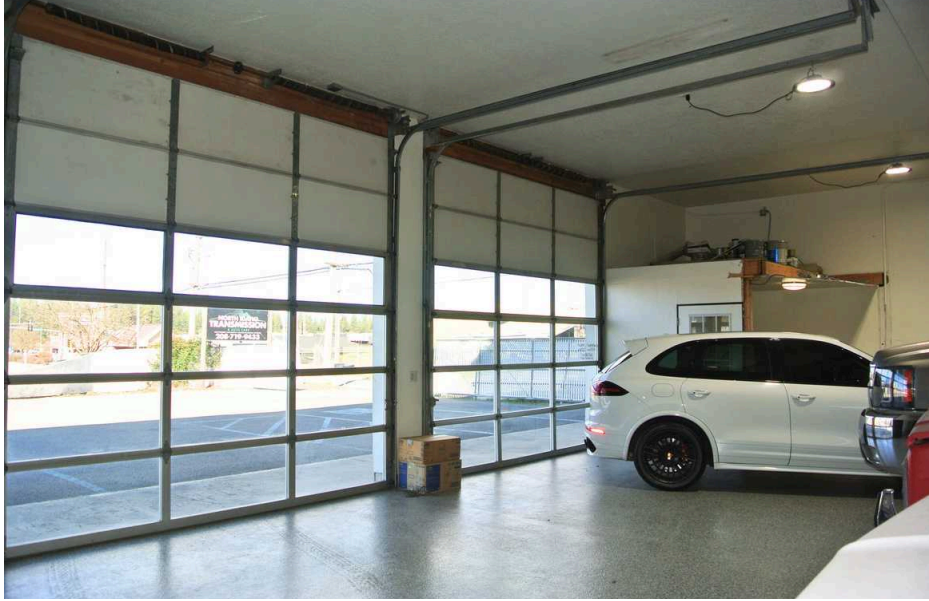
• Unit C

- 1st Floor Size: ±2,664 SF
- 2 Restrooms
- Concrete recoated in 2023 by Croc Coatings



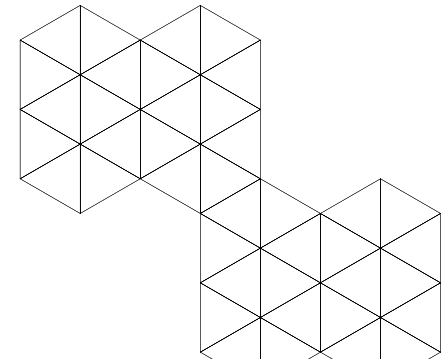


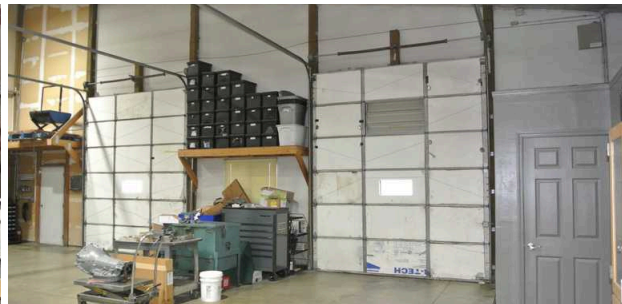




**BUILDING 2**

- Year Built: 1996
- ±5,160 SF
- Open Shop / Flex Space
- One (1) Restroom
- Front Office Area
- Shop Heaters, Wall Heaters
- Separately Metered Building
- Property Serviced by Dalton Water Association (water) and CDA Wastewater (sewer)

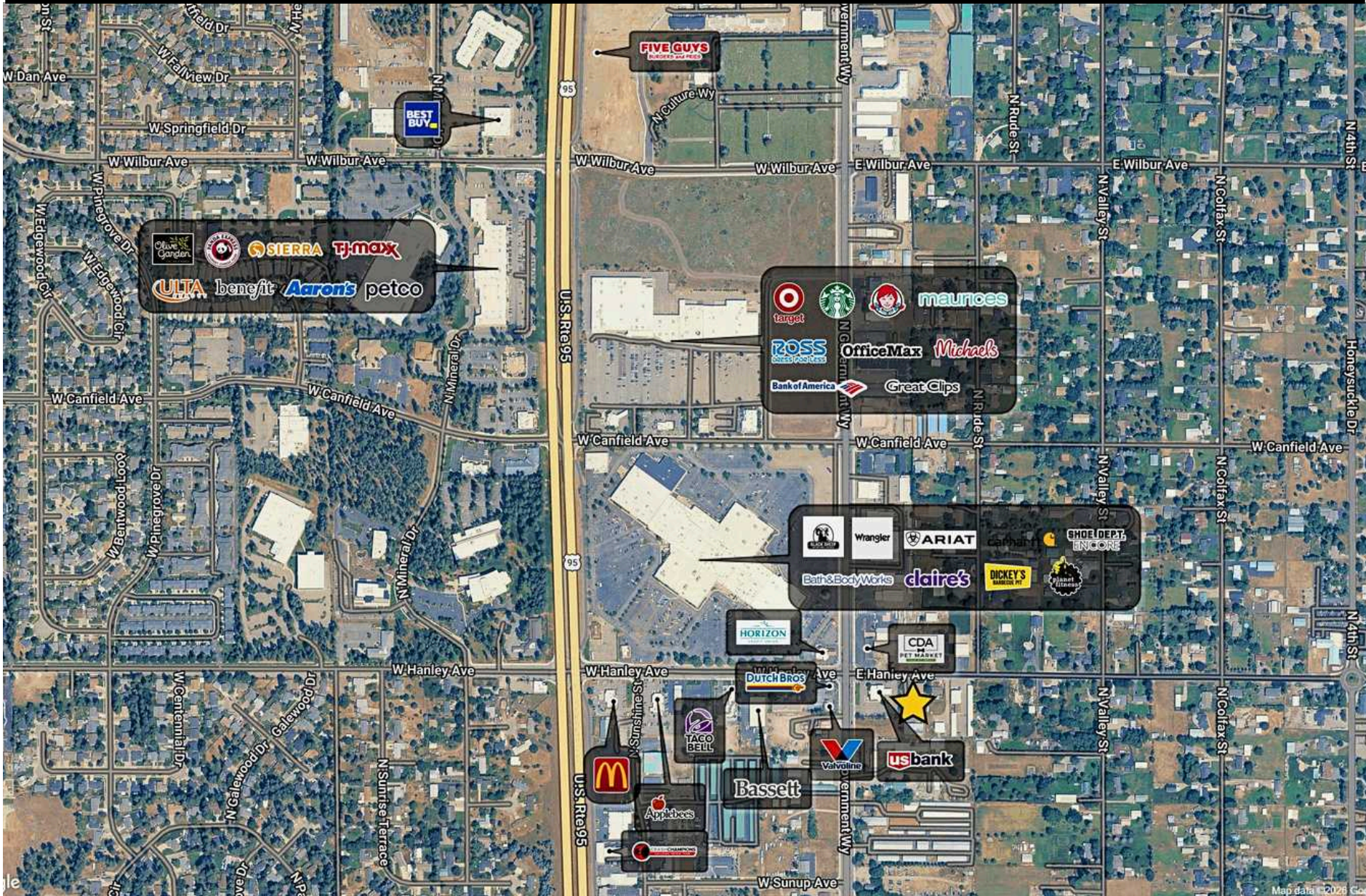


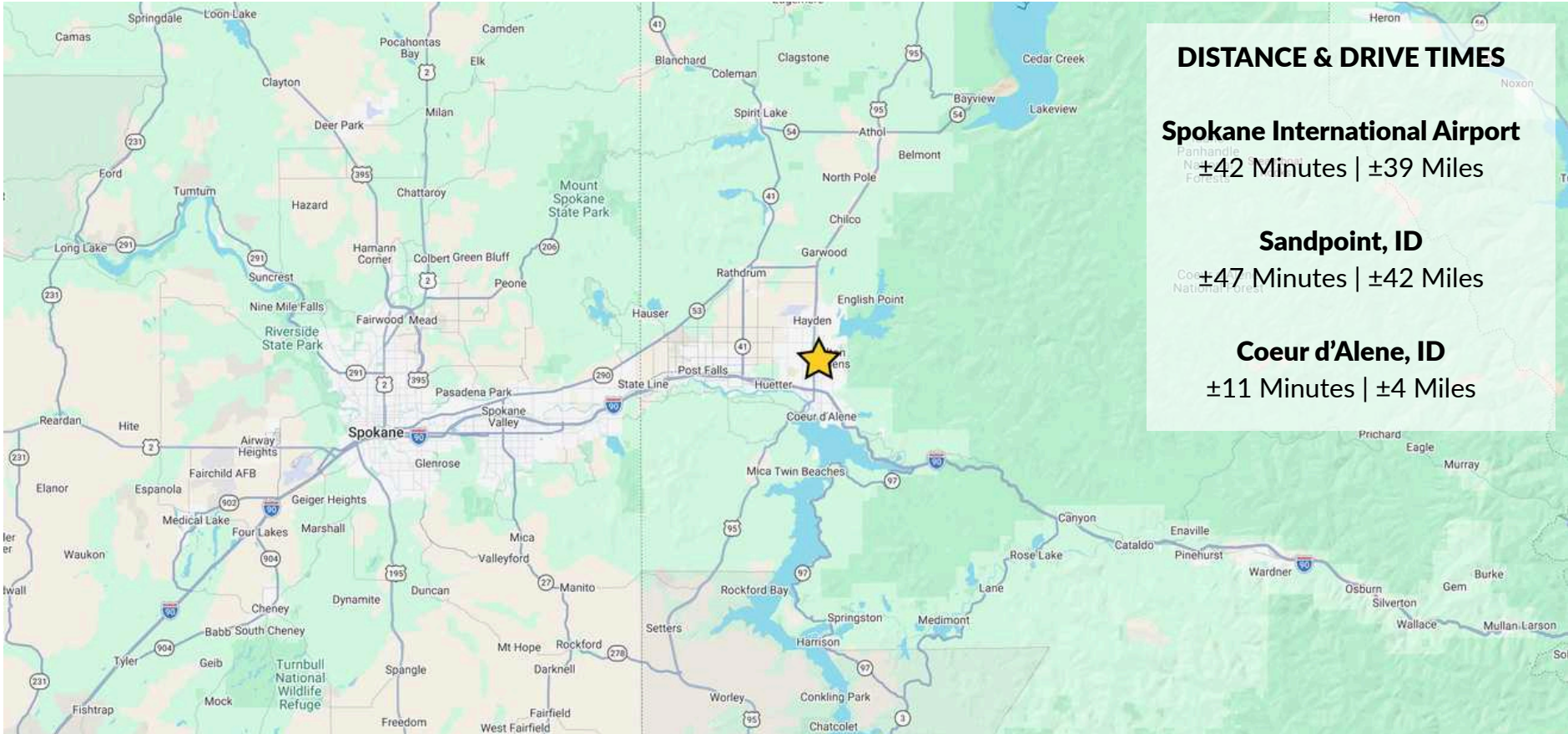




DEMOGRAPHICS	1 MI	3 MI	5 MI	10 MI
EST POPULATION 2025	5,238	60,536	88,918	159,600
PROJ. POPULATION 2030	5,051	63,523	93,606	171,691
HOUSEHOLDS 2025	2,090	24,823	36,950	63,997
MEDIAN AGE	42.2	40.1	40.8	40.0
2025 AVERAGE HHI	\$104,158	\$98,214	\$105,635	\$106,482
2025 MEDIAN HHI	\$84,509	\$78,786	\$80,439	\$83,363

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DISTANCE & DRIVE TIMES

Spokane International Airport

±42 Minutes | ±39 Miles

Sandpoint, ID

±47 Minutes | ±42 Miles

Coeur d'Alene, ID

±11 Minutes | ±4 Miles

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