

FOR SALE



DOWNTOWN SANDPOINT OFFICE/RETAIL OPPORTUNITY
316 North 2nd Avenue, Sandpoint, ID 83864

KIEMLEHAGOOD

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FOR SALE

316 North 2nd Avenue
Sandpoint, ID 83864

SALE PRICE
\$1,200,000

Building Size:
±8,187 SF (2 floors)

Parcel Size:
±4,792 SF

APN:
RPS013102506AOA

Zoning:
Commercial A (CA)

Building Class:
B

Year Built:
1936, 2021

Signage:
Building Mounted Signage



VIEW LOCATION



DOWNTOWN SANDPOINT OFFICE/RETAIL OPPORTUNITY

High quality single or multi-tenant office/retail building in the heart of Downtown Sandpoint, ideally positioned near public parking, City Beach, and the vibrant shops, restaurants, and amenities that make Sandpoint a year-round destination for businesses, retailers, and visitors alike.

With a portion of the building already leased and producing income, this property offers immediate cash flow while presenting an excellent opportunity for an owner-user to occupy the main floor office/retail space or for an investor to lease the remaining vacancy. Offered at well below replacement cost, this is a compelling long-term investment in one of North Idaho's most sought-after markets.

INTERIOR PHOTOS

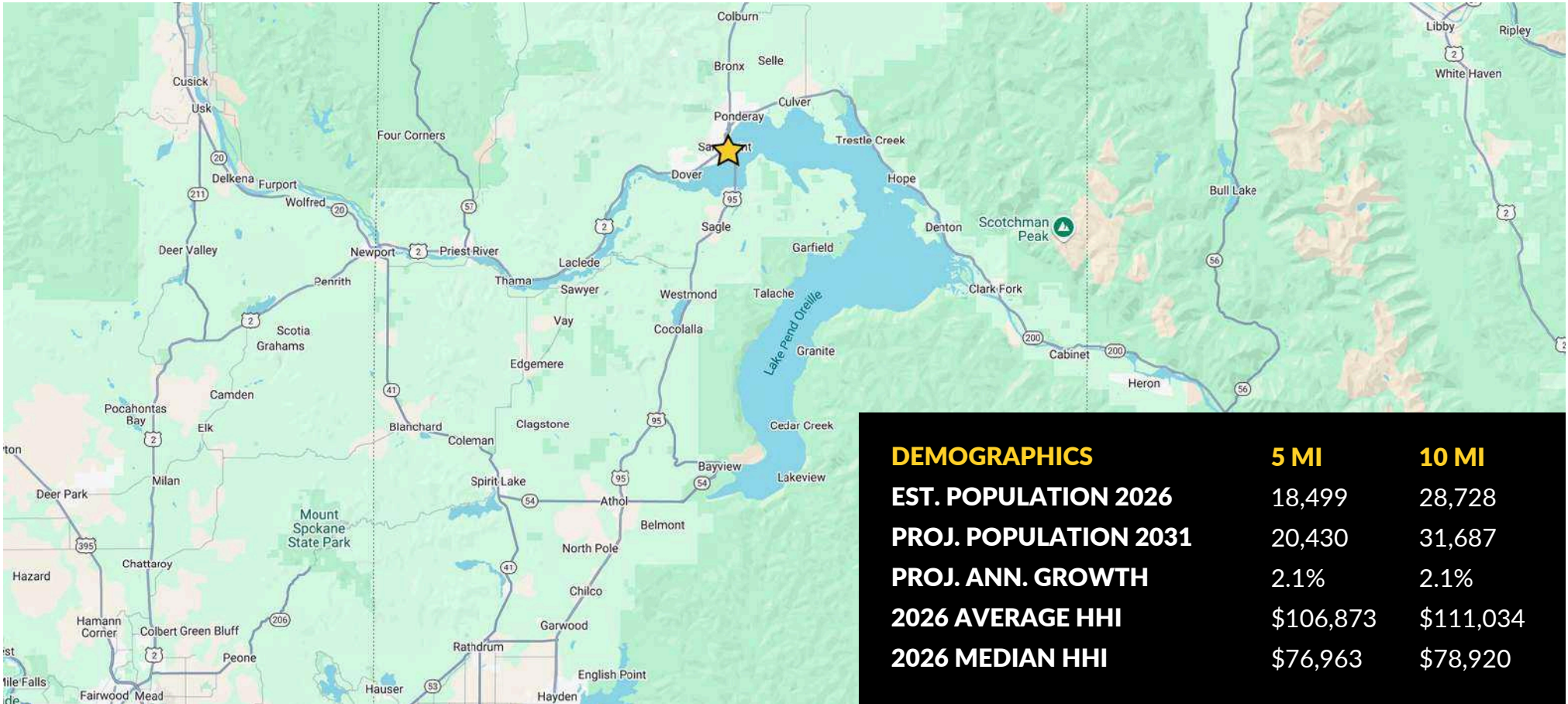


SURROUNDING AREA



DRIVE TIMES

Schweitzer Mountain	35 Min
Coeur d'Alene, ID	50 Min
Spokane, WA	1 Hr, 20 Min
Spokane International Airport (GEG)	1 Hr, 30 Min



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

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