

FOR SALE



DOWNTOWN SANDPOINT OPPORTUNITY
208 North 1st Avenue, Sandpoint, ID 83864

KIEMLEHAGOOD

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FOR SALE

208 North 1st Avenue
Sandpoint, ID 83864

SALE PRICE
\$1,995,000

Building Size:
±10,000 SF (2 floors)

Parcel Size:
±8,842 SF

APN:
RPS0038002006AA

Zoning:
Commercial A (CA)

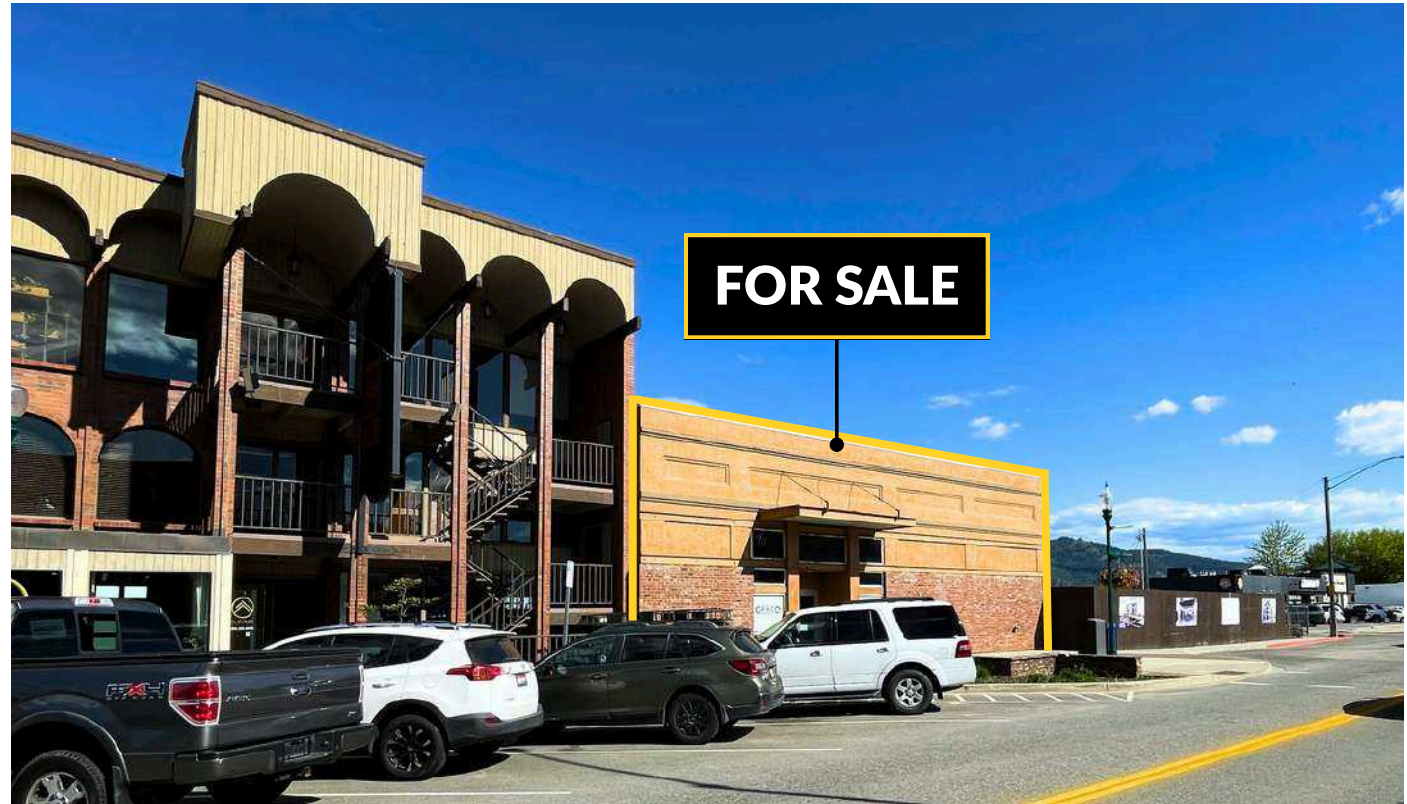
Year Built:
1905

Parking Stalls:
8

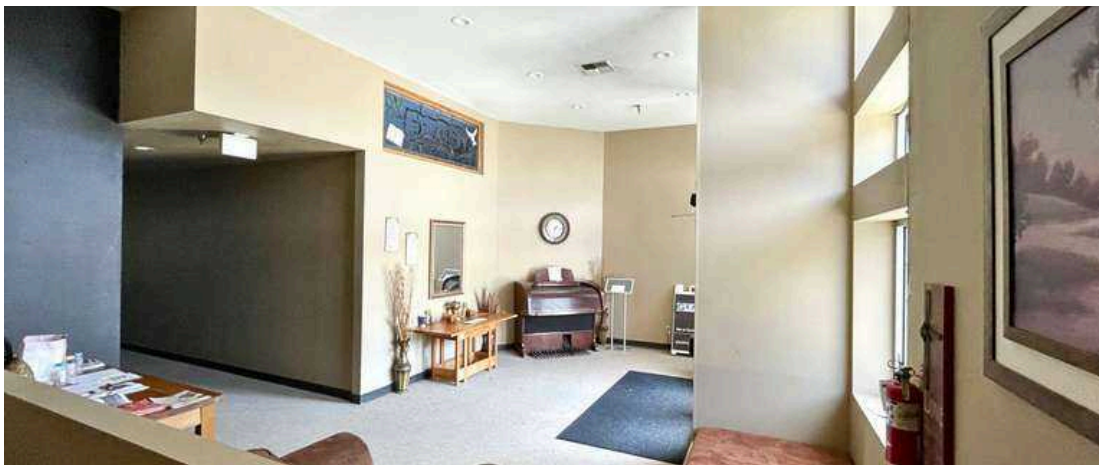
Signage:
Building Mounted Signage



VIEW LOCATION



INTERIOR PHOTOS

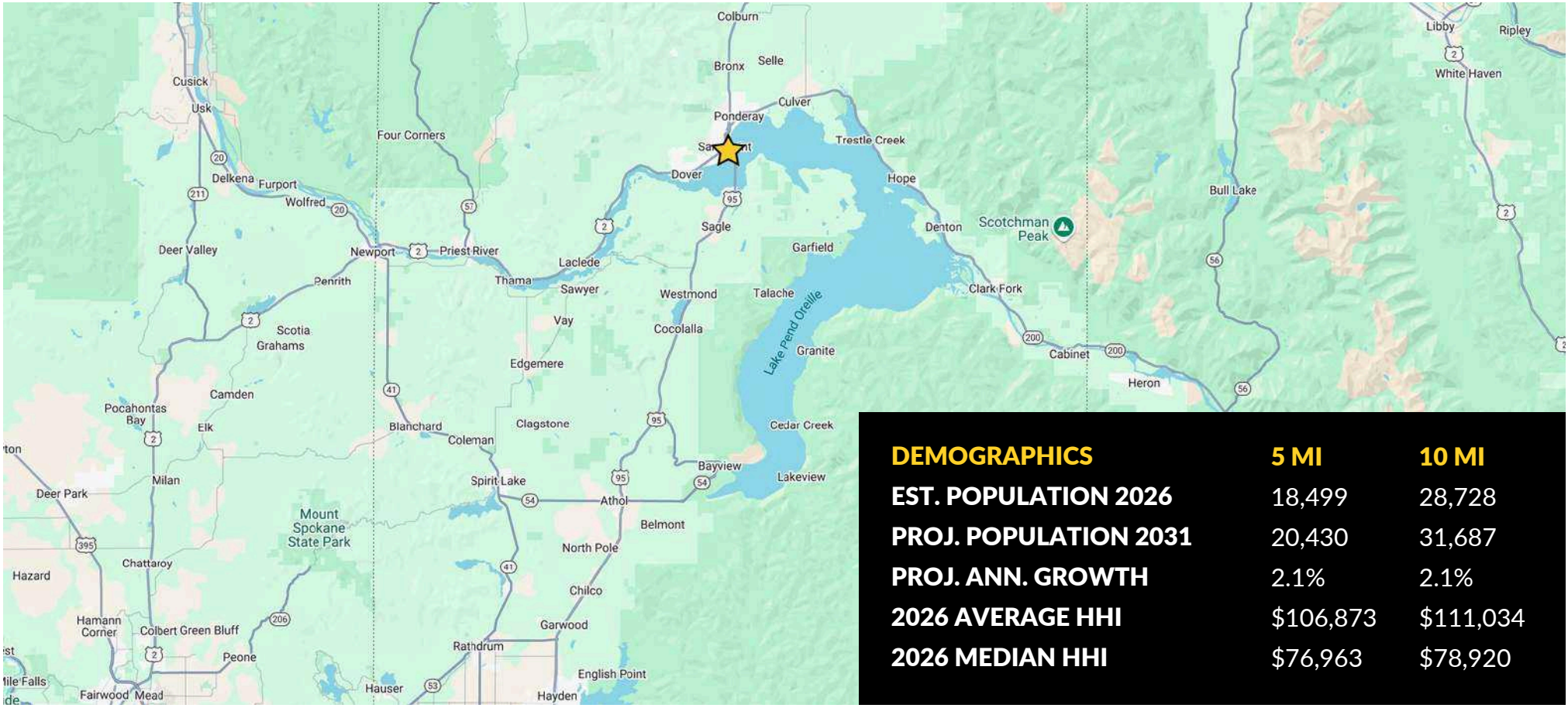


EXTERIOR PHOTOS



SURROUNDING AREA





DEMOGRAPHICS	5 MI	10 MI
EST. POPULATION 2026	18,499	28,728
PROJ. POPULATION 2031	20,430	31,687
PROJ. ANN. GROWTH	2.1%	2.1%
2026 AVERAGE HHI	\$106,873	\$111,034
2026 MEDIAN HHI	\$76,963	\$78,920

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OFFICE LOCATIONS

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

1579 W Riverstone Drive, Suite 102

Coeur d'Alene, ID 83814