



BUSINESS OPPORTUNITY
KOOL BEANZ COFFEE STAND

101 Boise Street
Kootenai, ID 83840

This practically new coffee stand is on the high traffic Idaho State Highway 200 coming into Sandpoint from the east. Large lot with two entrances allows easy access for all vehicles. Current coffee stand staff is willing to stay on.

SALE PRICE: ~~\$125,000~~

NEW SALE PRICE: \$85,000

Leased land over 1/3 Acre lot
Newly remodeled building included
Double window drive-thru stand

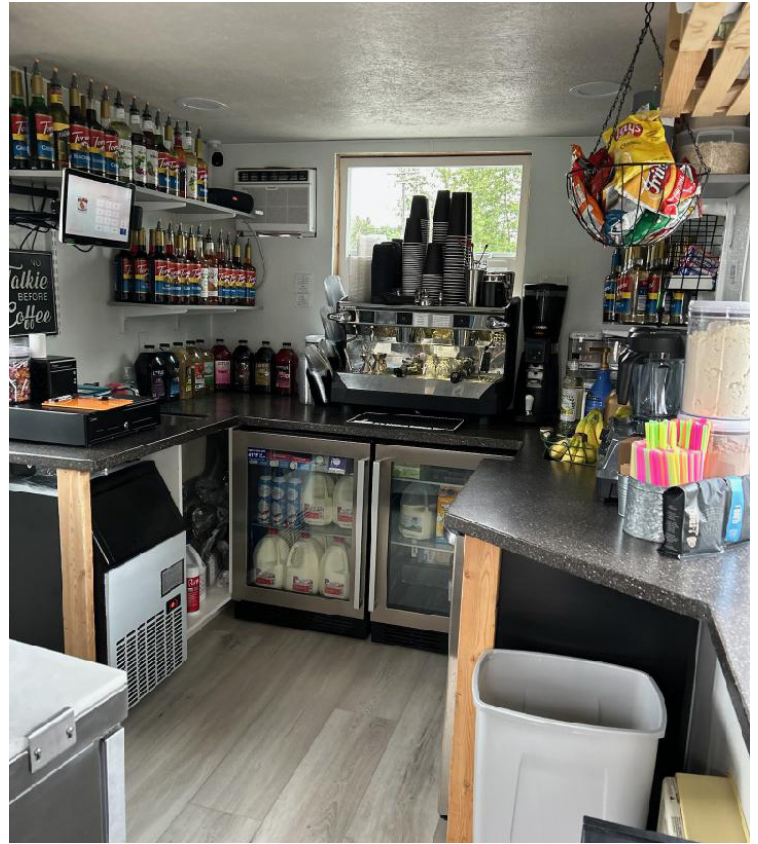


**View
Location**



ANTHONY "TONY" VILLELLI
208.661.3044
tony.villelli@kiemleahagood.com

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HAGOOD**



HIGHLIGHTS

- High traffic corner off Idaho State Highway 200
- Growing North end of the Sandpoint market
- Great circulation
- Two access points
- Picnic area

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SALE DETAILS

*Kool Beanz Business is for sale, which includes the stand on leased land

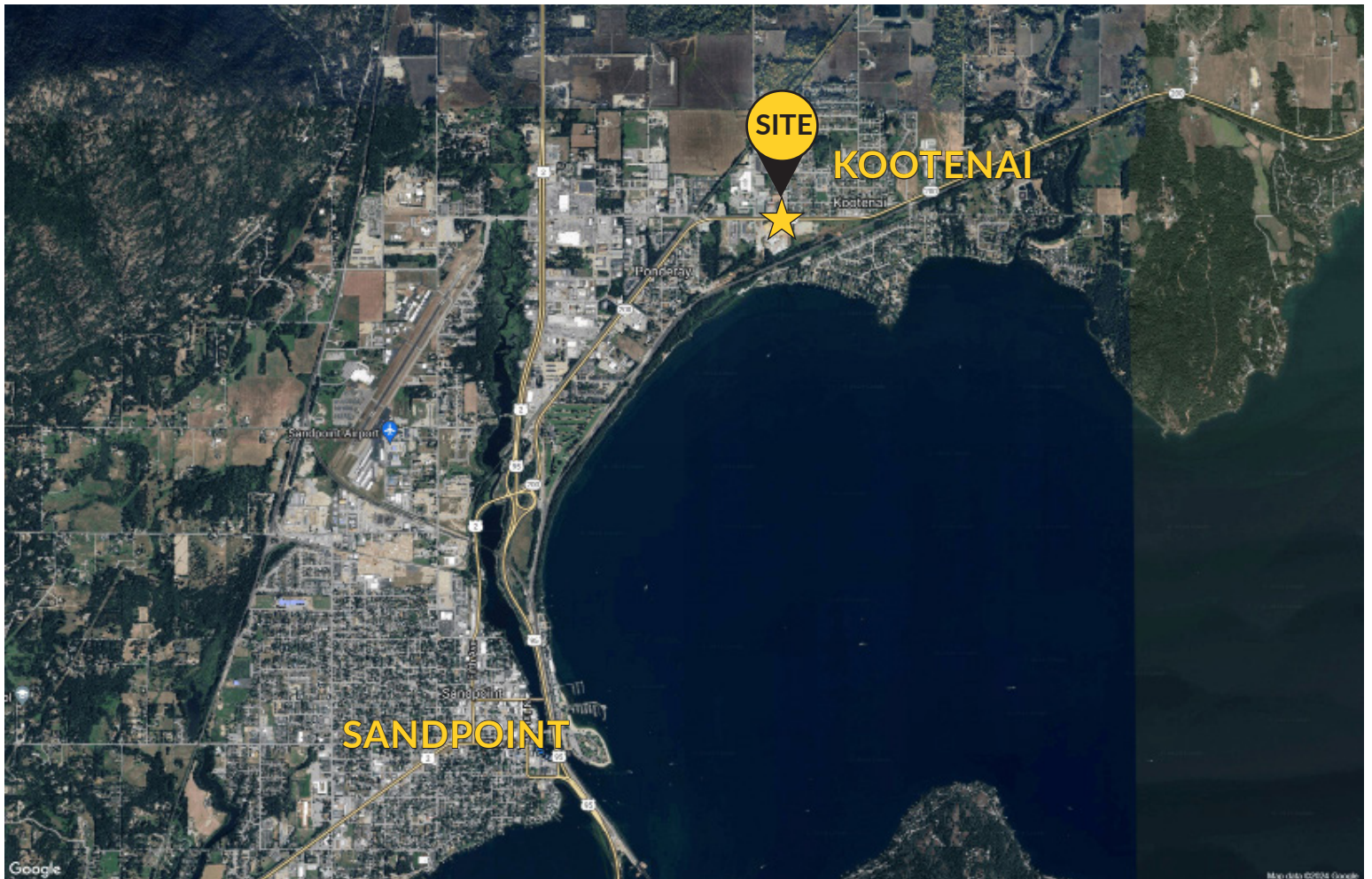
SALE PRICE: \$94,900

LOT SIZE: ±16,117 SF

PARCEL NUMBER:
RPK00000016493A

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THE LOCATION



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**KIEMLE
HAGOOD**

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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

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