

# FOR SALE OR LEASE

**Seller Financing  
Terms Considered for  
Qualified Buyer**



## FREESTANDING COMMERCIAL BUILDING

**PRICE REDUCED!**

<b>Offering Price</b>	<del>\$2,395,000</del> \$2,295,000
<b>Lease Rate</b>	<del>\$18.00 PSF /YR</del> \$17.00 PSF /YR
<b>Building Size</b>	±11,016 SF (Main) ±2,100 (Storage/Utility Shed (No value given to)
<b>Total Lot Size</b>	±1.05 Acres
<b>Year Built</b>	1995
<b>Parcel No.</b>	C77600010020
<b>Zoning</b>	C-17

## COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way  
Coeur d'Alene, ID 83815

**View  
Location**



### ▶ Seller Financing Terms Considered for Qualified Buyer ◀

- Offering price is based on main retail building only (\$208.33 PSF)
- New Roof Membrane - Fall 2023



**PAT EBERLIN**

208.215.1375

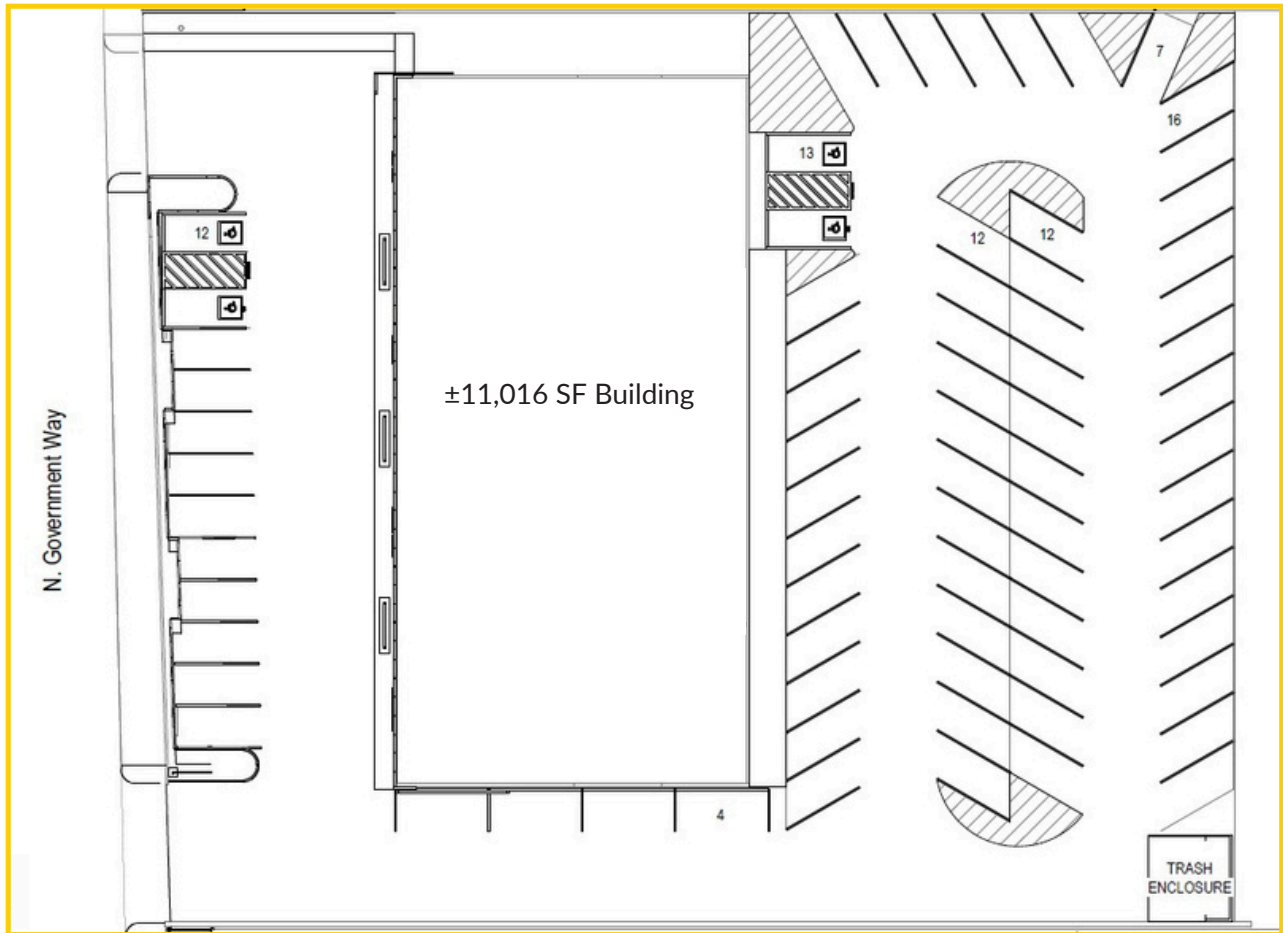
pat.eberlin@kiemlehaood.com

**MARY KIENBAUM**

208.770.2589

mary.kienbaum@kiemlehaood.com

**KIEMLEHAGOOD**



# COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way | Coeur d'Alene, ID

## PROPERTY HIGHLIGHTS

- Premier retail corridor of Coeur d'Alene, ID
- Excellent visibility
- Open commercial space
- On-site parking
- Government Way frontage
- Easy access to Highway 95 via Neider Ave

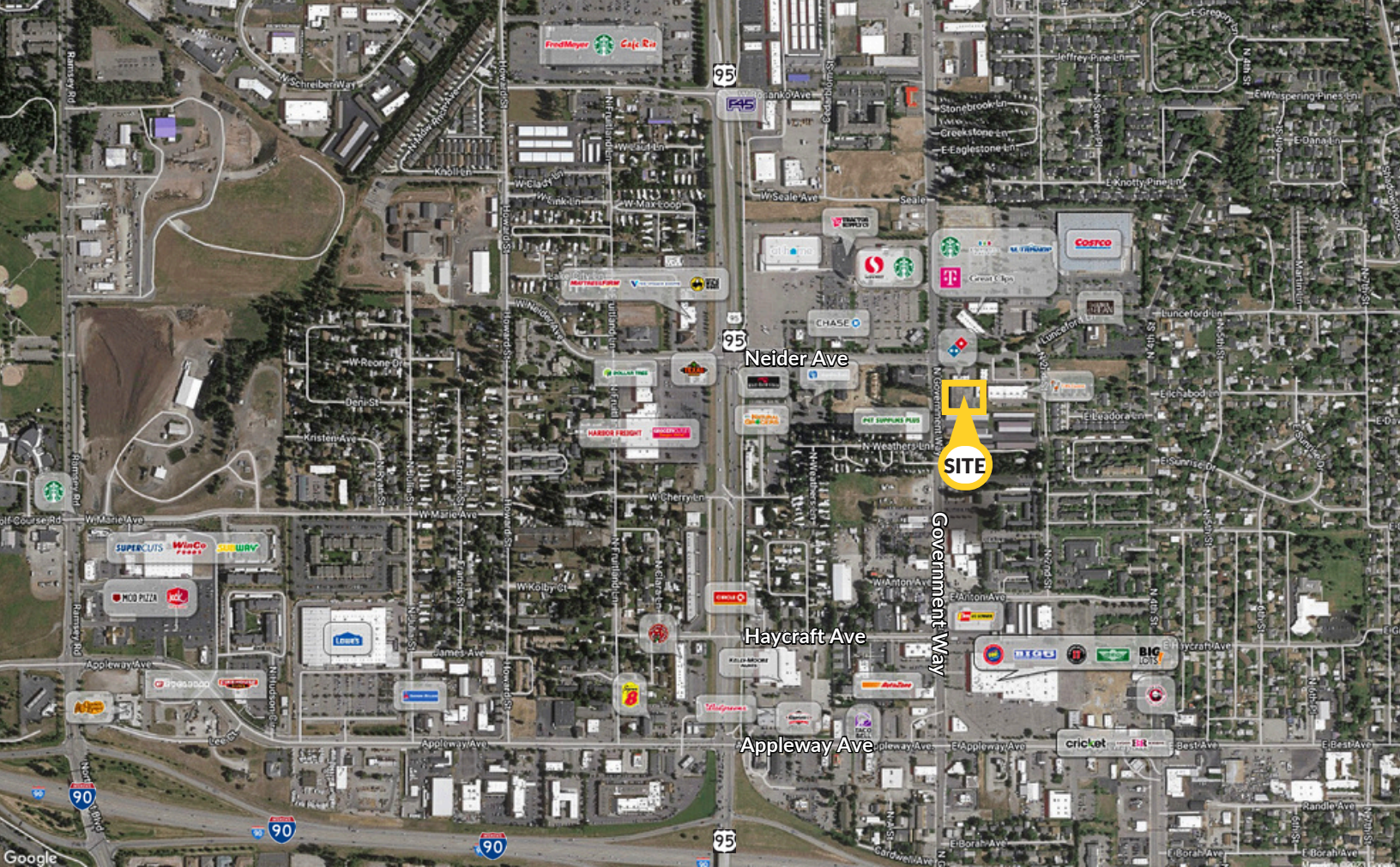


# COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way | Coeur d'Alene, ID

Conceptual Drawings  
Improvements are not in place





# COEUR D'ALENE COMMERCIAL BUILDING

3210 N Government Way | Coeur d'Alene, ID 83815

**PAT EBERLIN**

208.215.1375

pat.eberlin@kiemlehagood.com

**MARY KIENBAUM**

208.770.2589

mary.kienbaum@kiemlehagood.com

## KIEMLE HAGOOD

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

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

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.