

FOR SALE OR LEASE



**KIEMLE
HAGOOD**

Commercial Kitchen in Rathdrum Idaho
7877 W Main Street, Rathdrum ID 83858

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HAGOOD**

DESCRIPTION

Commercial kitchen space available in the heart of Rathdrum, Idaho, with excellent retail frontage on Main Street. Formerly operated as a bakery, this versatile space is well-suited for a bakery, brewery, coffee roaster, or catering company. Features include a 12 ft overhead door, office, storage area, and restroom. *Depending on buyer or tenant use, some updates may be required—please contact the City of Rathdrum for more details.

REDUCED **\$349,000**

SALE PRICE **\$329,000**

LEASE RATE \$1,950.00 /Month,
NNN

EST. NNN \$2.00 PSF

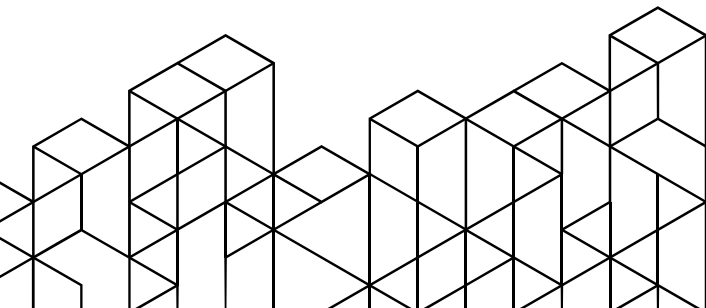
BUILDING SIZE ±864 SF

LOT SIZE ±0.06 AC

YEAR BUILT 1974, Remodeled 2019

Commercial Grade Equipment Including:

- Type 2 Hood system
- Convection Oven (Natural Gas)
- Stainless Steel Tables
- Reach In Refrigerator
- Wire racks and shelving
- Commercial fill and spray sink
- Three Compartment Sink
- Swamp Cooler

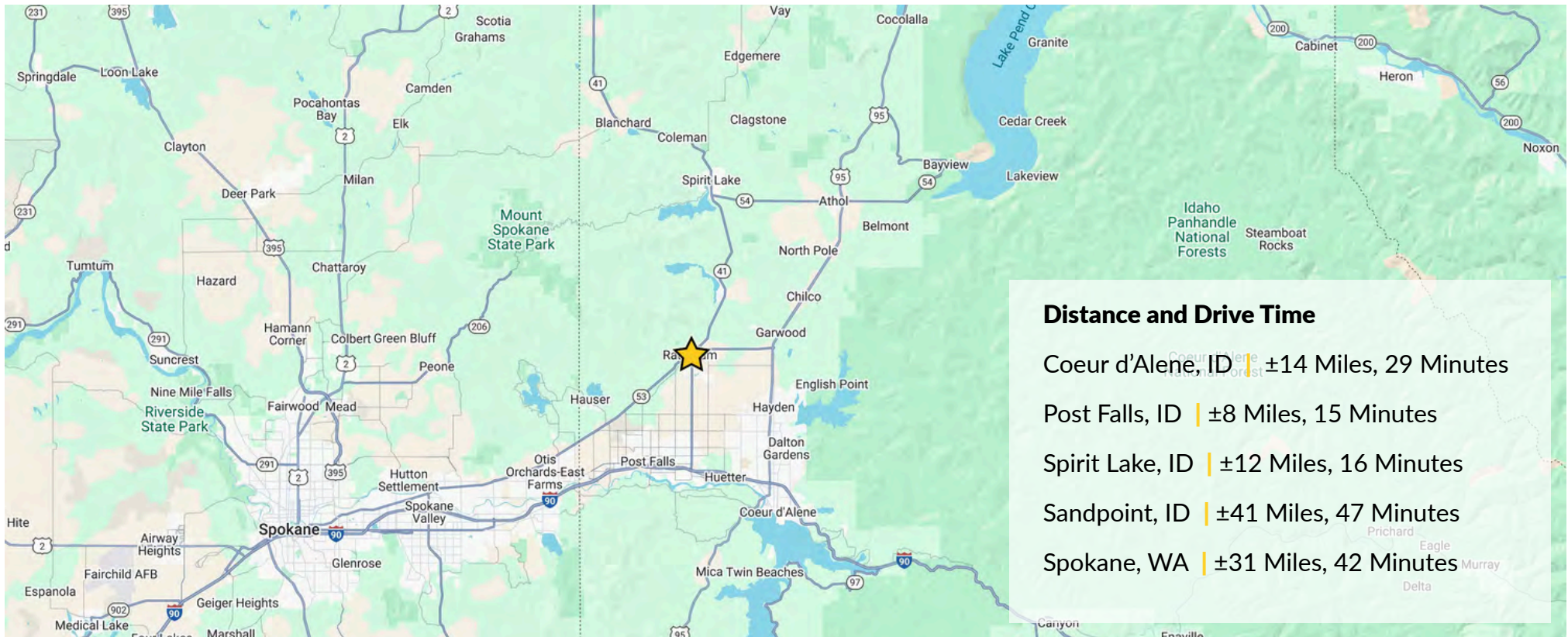


INTERIOR PHOTOS



DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	5,837	13,388	21,059
PROJ. POPULATION 2030	6,897	15,703	24,003
PROJ. ANN GROWTH	18.16%	17.29%	13.98%
2025 AVERAGE HHI	\$91,108	\$102,751	\$112,449
2025 MEDIAN HHI	\$75,953	\$84,039	\$90,084

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[VIEW LOCATION](#)

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OFFICE LOCATIONS

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

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