

FOR SALE

DOWNTOWN COMMERCIAL INVESTMENT

315 N 4th Street & 318 E Indiana Avenue | Coeur d'Alene, ID 83814

[KIEMLEHAGOOD

CHRIS SCHREIBER, CCIM

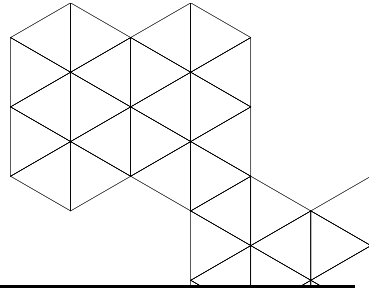
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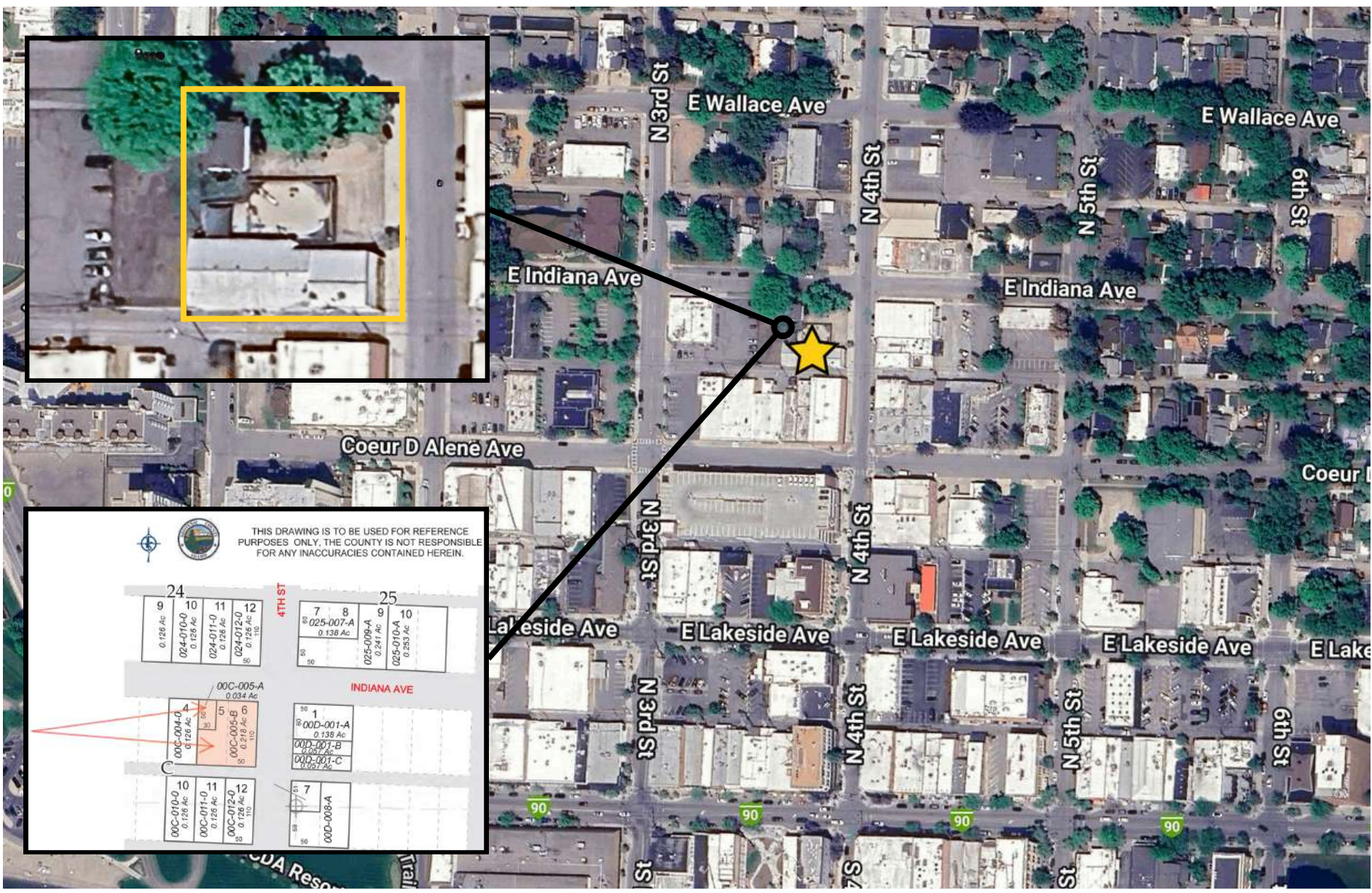
DOWNTOWN COMMERCIAL INVESTMENT FOR SALE

315 N 4th Street & 318 E Indiana Avenue
Coeur d'Alene, ID 83814

OFFERING PRICE	\$1,225,000
LOT SIZE	±0.25 Acres
BUILDING: 315 N 4th STREET	±3,408 SF
BUILDING: 318 E INDIANA AVE	±512 SF
TOTAL BUILDING SF	±3,920 SF
YEAR BUILT	1905/1925
PARCELS	C180000C005B & C180000C005A



Fully leased commercial investment opportunity in Coeur d'Alene's Downtown Core, approximate 0.25-acre corner parcel (approximately 100' x 110') with access and exposure from Indiana Avenue and 4th St, improved with 3,408+/- SF freestanding commercial building (leased to daycare) and a separate 512+/- SqFt residential bungalow (also leased), Downtown Core zoning promotes "high intensity retail, office, residences and hotels" with a floor area ratio up to 6.0 with density bonuses.





DEMOGRAPHICS



ESTIMATED POPULATION (2025)

PROJECTED POPULATION (2030)

MEDIAN AGE

AVERAGE HOUSEHOLD INCOME

MEDIAN HOUSEHOLD INCOME

1 MI

8,980

9,320

38.5

\$100,227

\$65,908

2 MI

35,789

37,590

39.0

\$95,668

\$68,551

3 MI

65,671

69,614

40.2

\$104,641

\$77,467

DRIVE TIMES AND DISTANCE



Sandpoint, ID (North)

±49 Miles | 56 Minutes

Lewiston, ID (South)

±115 Miles | 2 Hours, 7 Minutes

Spokane International Airport (West)

±38 Miles | 40 Minutes

Missoula, MT

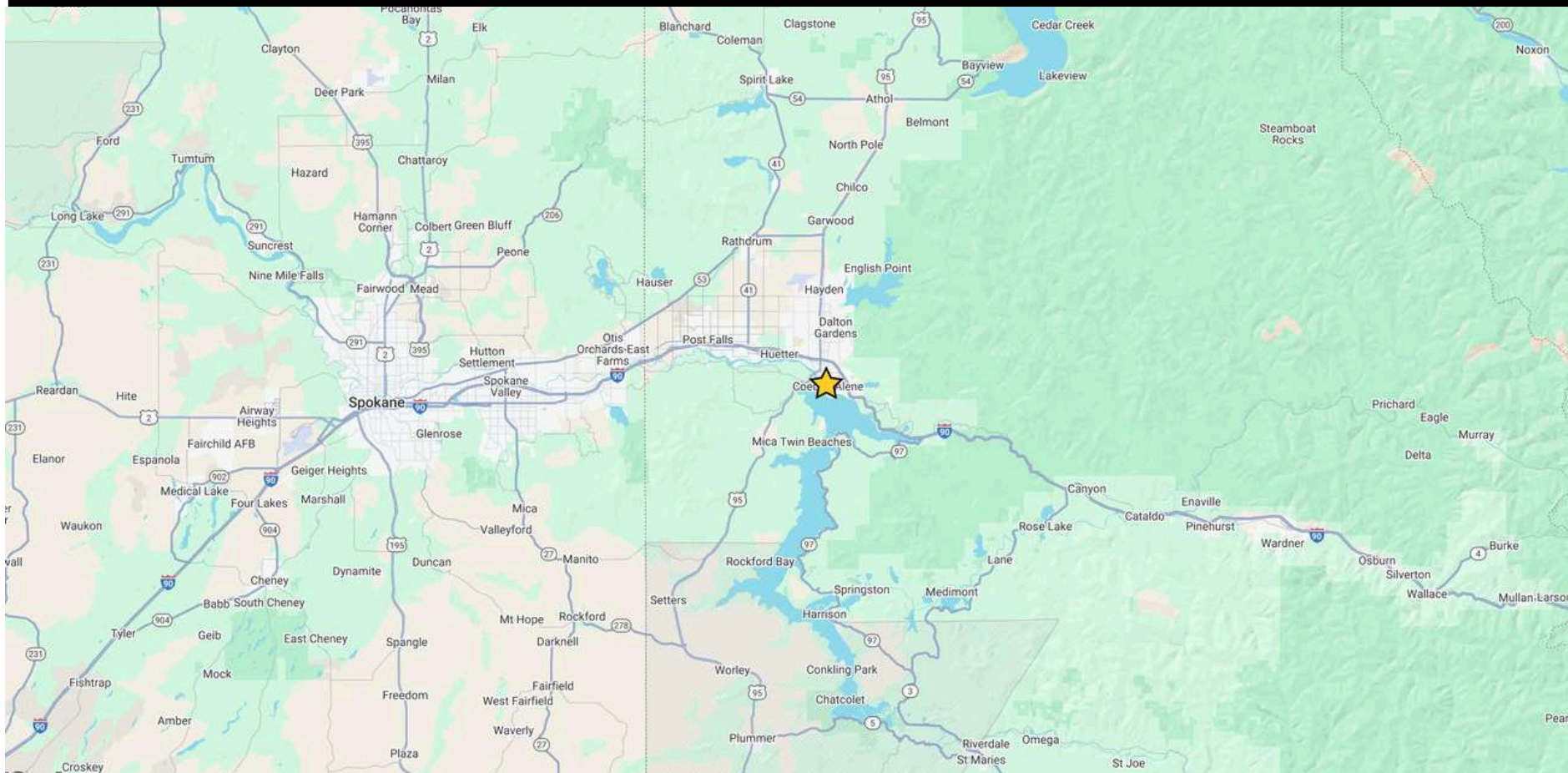
±167 Miles | 2 Hours, 34 Minutes



VIEW LOCATION



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