



# 9443 N GOVERNMENT WAY, HAYDEN

## RETAIL LOCATION

**JOEL PEARL**  
Pearl Realty  
208.762.5500  
info@pearlrealty.com

## PROPERTY HIGHLIGHTS

- 0.22 Acres
- Commercial Duplex in Hayden's Central Business District
- 8% CAP Rate
- NNN Lease
- 4,312 sf
- Gated exterior storage and a spacious basement

## OFFERING SUMMARY

Asking Price:	\$901,500
Lot Size:	0.22 AC
Building	4,312 SF

Prime commercial investment opportunity! Commercial duplex located in downtown Hayden. High traffic central location surrounded by successful restaurants and businesses. This 4,312-square-foot building is situated on a .22-acre lot with high visibility in Hayden's Central Business District. 8% Cap Rate NNN Lease with 3% annual rent increases. Very successful local tenant. Real estate for sale (not business). Do not disturb tenant.

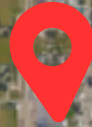


# SITE PHOTOS

9443 N GOVERNMENT WAY  
HAYDEN, ID 83835



9443 N GOVERNMENT WAY



Spokane International Airport



Kootenai Health

