

# PRICE REDUCED

**SELLER FINANCING AVAILABLE!**

**KIEMLE  
HAGOOD**

**Government Way Commercial**  
6265 N Government Way, Coeur d'Alene ID 83814

**CHAD BURD, SIOR**  
208.770.2597  
chad.burd@kiemlehagood.com

## OFFERING

### PRICE:

**\$1,499,000**

**\*SELLER FINANCING  
AVAILABLE**

**~~\$1,525,000~~**

## PARCEL HIGHLIGHTS

PARCEL NUMBERS:

C00000350140 &

C00000350130

PARCEL SIZE: ±1.03 Acres

ZONING: C-17

## BUILDING HIGHLIGHTS

- BUILDING SIZE: ±7,200 SF
- YEAR BUILT: 1994
- 2 DOCK DOORS
- FENCED YARD
- 2 OUTBUILDINGS
- TOP RETAIL &  
COMMERCIAL CORRIDOR



# PROPERTY PHOTOS



Showroom - New Vinyl Plank Flooring



Warehouse - 14' Eave



Clearspan Warehouse

# SURROUNDING AREA & TRAFFIC COUNTS

## Traffic Counts



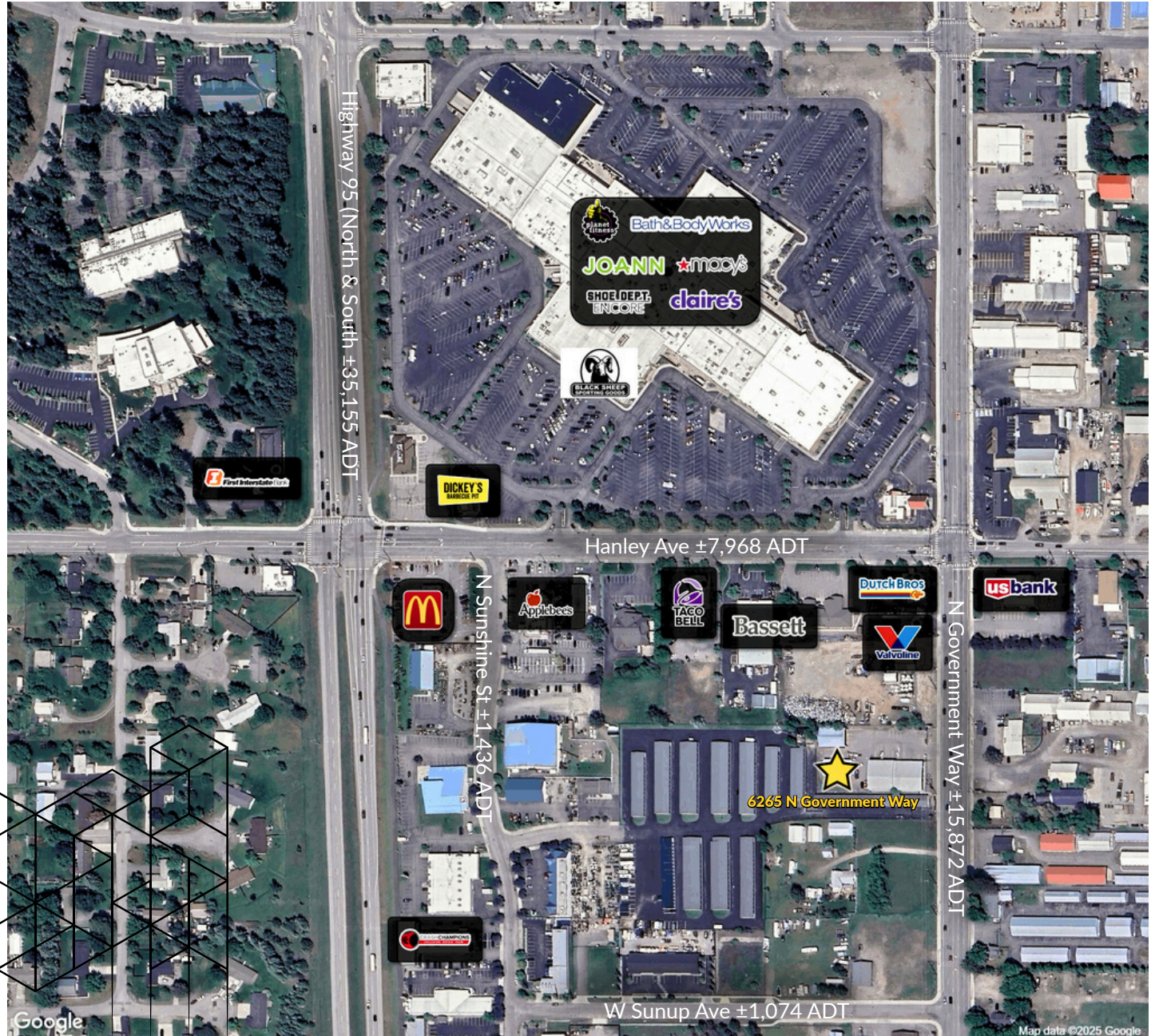
Highway 95 (North & South)  
±35,155 ADT

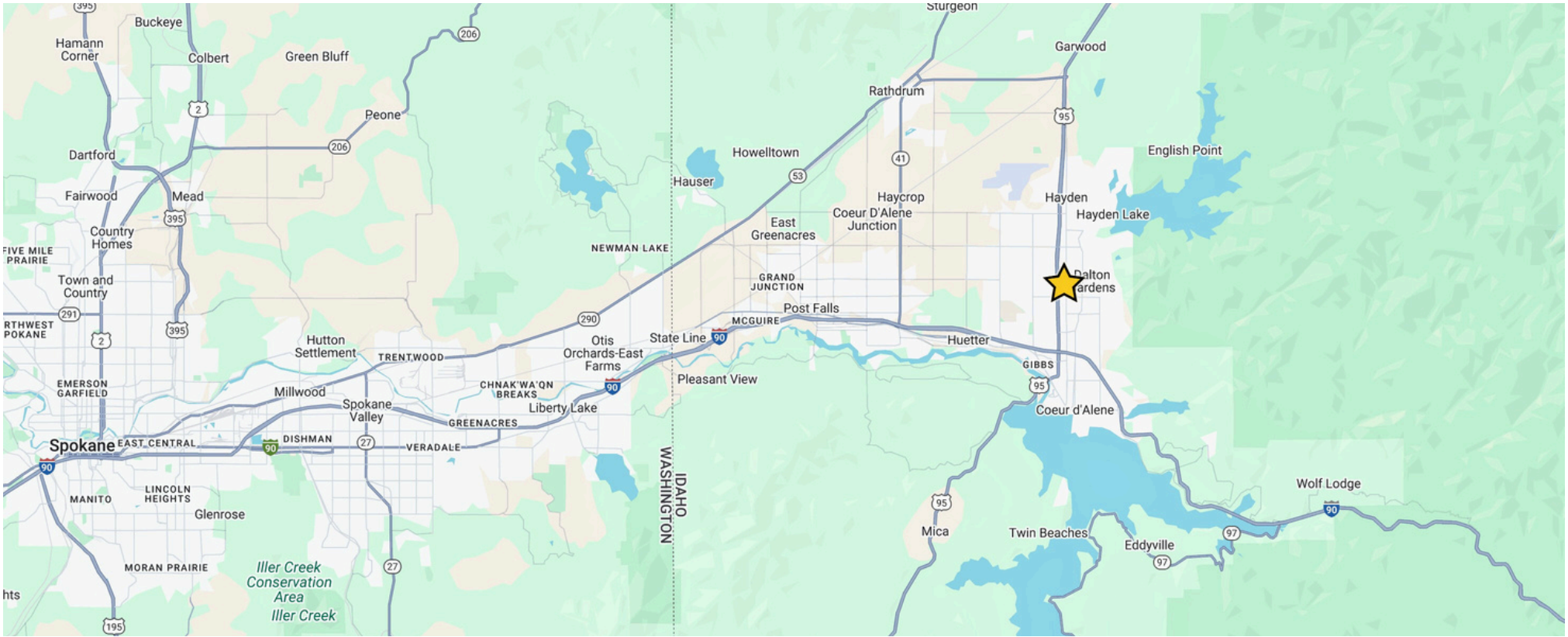
N Government Way  
±15,872 ADT

Hanley Ave  
±7,968 ADT

N Sunshine St  
±1,436 ADT

W Sunup Ave  
±1,074 ADT





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VIEW LOCATION



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

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