

FOR SALE



THE LODGE *at Sandpoint*

[KIEMLE HAGOON

ANTHONY "TONY" VILLELLI
D | 208.661.3044
tony.villelli@kiemlehagood.com

TOM VILLELLI
D | 208.659.1821
tom.villelli@kiemlehagood.com

THE LODGE *at Sandpoint*



THE OFFERING

The Lodge at Sandpoint

As one of North Idaho's most distinctive waterfront investment offerings, this rare ± 3.97 -acre, multi-parcel, multi-building property delivers an exceptional blend of value stability, irreplaceable location, and substantial future potential. Featuring four buildings totaling $\pm 39,000$ square feet, the asset includes a 24-unit individually deeded, waterfront condotel, a permitted 30+ slip marina, and an additional fourplex nearing completion, creating a diversified revenue profile supported by both hospitality and residential components. The condo units include everything from studios to three-bedroom, two-bath units, and could be immediately sold off. Positioned along over 300 feet of Pend Oreille water frontage, this recreational-zoned property offers unmatched proximity to open water, panoramic lake views, and direct access to one of the region's most sought-after outdoor environments.

OFFERING 1

24

Condo Hotel

28

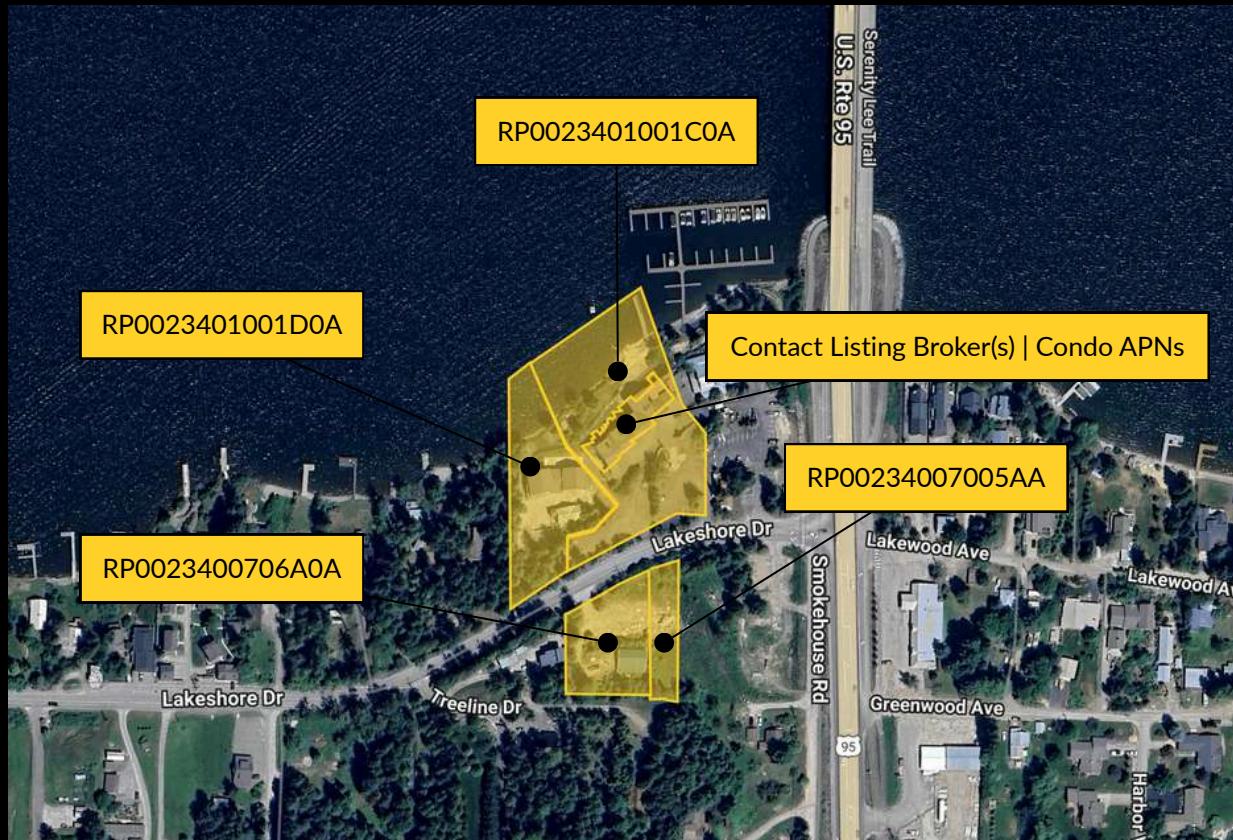
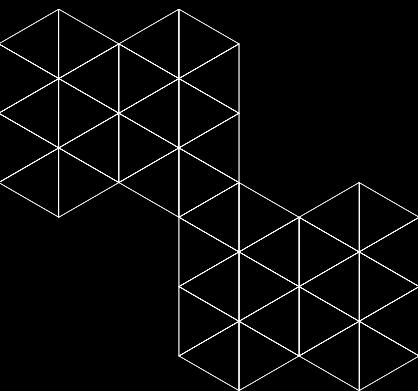
Total Parcels

1

Additional Fourplex

300+

Ft Pend Orielle Water Frontage



OFFERING No. 1

\$12,200,000

OFFERING 2

24

Condo Hotel

27

Total Parcels

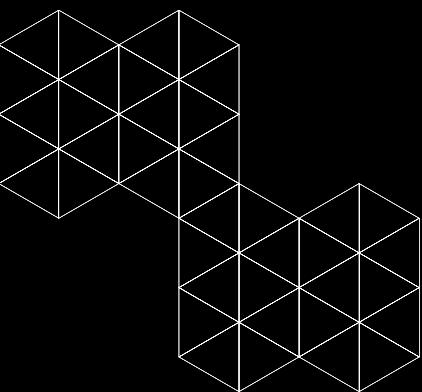
300+

Ft Pend Orielle Water Frontage



OFFERING No. 2

\$9,700,000



PROPERTY DETAILS



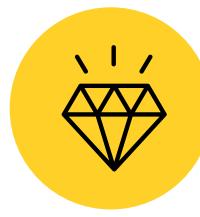
SITE DESCRIPTION

PROPERTY ADDRESS(S)	LAND AREA (AC)	BUILDING AREA (SF)	
41 Lakeshore Dr. Sagle, ID, 83860	±3.97 Acres	±39,000 SF	
	LAND AREA (SF)	BUILDINGS	
45 Waterside Lane Sagle, ID, 83860	±172,933 SF	4 Buildings	
	PARCELS	YEAR BUILT	
	ZONING	BUILDING CLASS	
	Recreational	Class A	



STRONG ECONOMIC GROWTH

- Located in one of North Idaho's fastest-growing recreational corridors
- Benefiting from year-round tourism tied to Sandpoint's surging economy
- High demand for waterfront lodging and short-term accommodations



EXCEPTIONAL LOCATION

- Premier waterfront with 300+ feet of frontage
- Includes a 24-unit condo plus a nearly completed 4-plex, offering diversified income streams
- 30+ slip permitted marina
- Class A, multi-building property positioned along a highly desirable recreation-focused corridor



PRIME TOURISM

- Easy access to downtown Sandpoint, Schweitzer Mountain Resort, U.S. 95, and regional amenities
- Strong year-round draw from boating, skiing, hiking, and regional events

PROPERTY PHOTOS

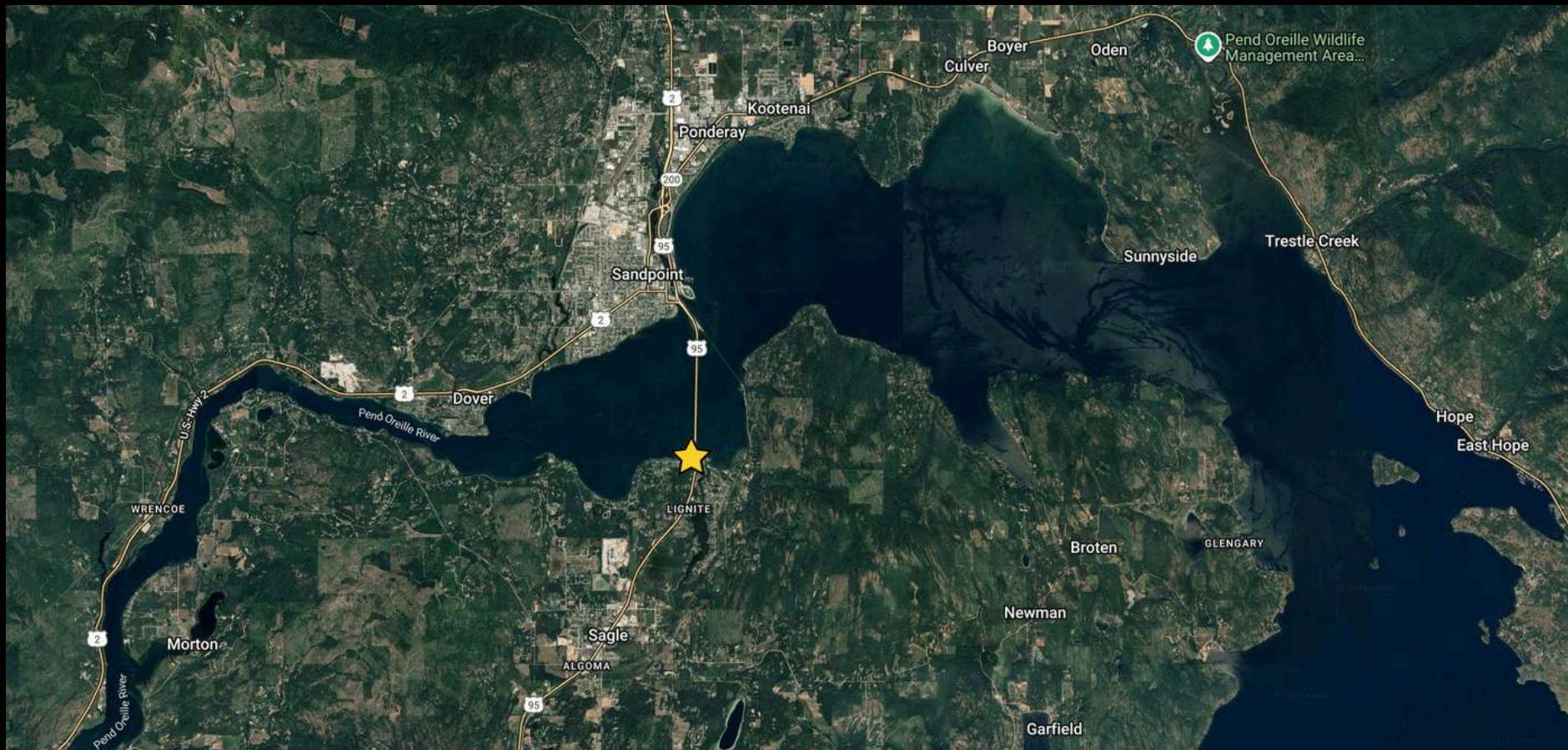


MARKET DETAILS

2025 DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
2025 Estimate Population	795	8,368	17,330
2030 Projected Population	848	8,908	18,700
2025 - 2030 Projected Annual Growth	1.30%	1.30%	1.60%
2020 - 2025 Historic Annual Growth	-	-	0.80%
2025 Estimated Households	328	3,600	7,362
2025 Estimated Average Household Income	\$107,026	\$107,673	\$102,652
2025 Estimated Median Household Income	\$74,847	\$75,309	\$74,276
2025 Annual Household Expenditure	\$32.93 M	\$349.83 M	\$705.09 M
2025 Annual Household Retail Expenditure	\$17.15 M	\$177.64 M	\$359.93 M





ANTHONY "TONY" VILLELLI

tony.villelli@kiemlehagood.com

D | 208.661.3044

TOM VILLELLI

tom.villelli@kiemlehagood.com

D | 208.659.1821

**KIEMLE
HAGOODY**

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 owner of an exclusive right that is allegedly infringed; 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 valid.