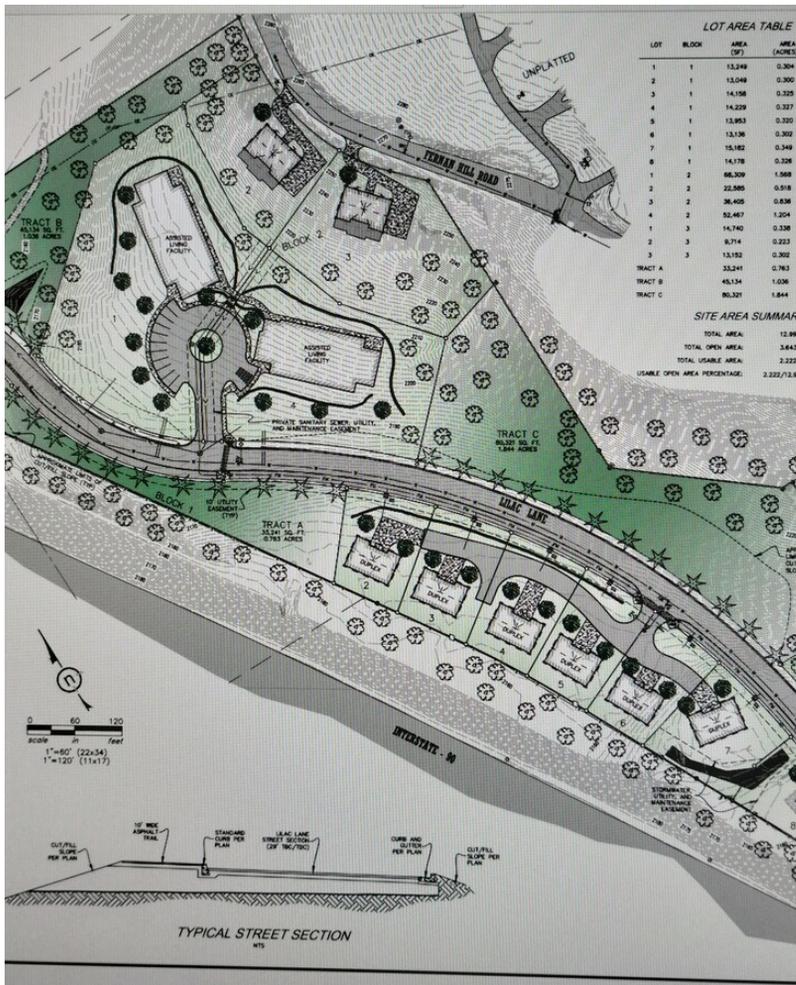


## Lilac Glen

Lot 2 & 3 Blk 1 Lilac Ln In, Coeur d'Alene, ID 83814



**John Kelpin**  
 Schneidmiller Realty Co.  
 1924 Northwest Blvd, Suite 200, Coeur d'Alene, D 83814  
[johnkelpin@yahoo.com](mailto:johnkelpin@yahoo.com)  
 (208) 664-1461



LOT AREA TABLE			
LOT	BLOCK	AREA (SF)	AREA (ACRES)
1	1	13,249	0.304
2	1	13,049	0.300
3	1	14,158	0.325
4	1	14,229	0.327
5	1	13,853	0.320
6	1	13,136	0.302
7	1	15,182	0.349
8	1	14,178	0.326
1	2	86,509	1.968
2	2	22,585	0.518
3	2	36,405	0.836
4	2	92,487	2.104
1	3	14,740	0.338
2	3	9,714	0.223
3	3	13,852	0.316
1	4	33,241	0.763
TRACT A			
TRACT B			
TRACT C			

SITE AREA SUMMARY	
TOTAL AREA	13,998
TOTAL OPEN AREA	3,643
TOTAL USABLE AREA	2,222
USABLE OPEN AREA PERCENTAGE	2,222/13,998

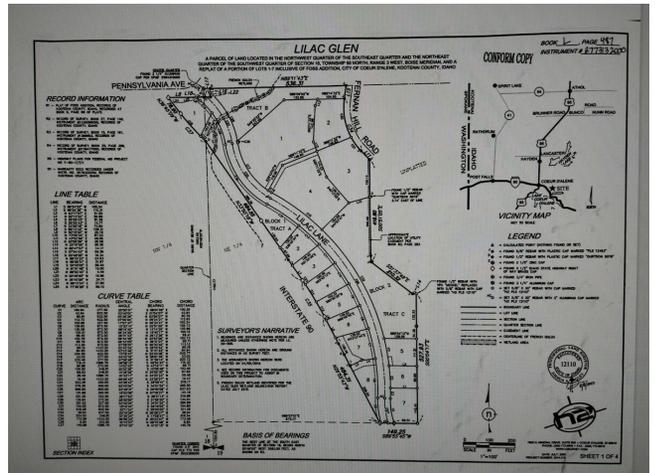
# Lilac Glen

\$590,000

This Great Location is just off Sherman Ave and close to Downtown Coeur d'Alene Restaurants, Shopping, CDA Resort Golf Course and Coeur d'Alene Lake. All city utilities are stubbed to these lots, including natural gas. Property is zoned for Duplexes. There are 4 additional building lots available adjacent to these lots, each over 1/3 acre. With city approval, buyer may be allowed to build single family homes, or subdivide the lots to accommodate townhomes or condos....

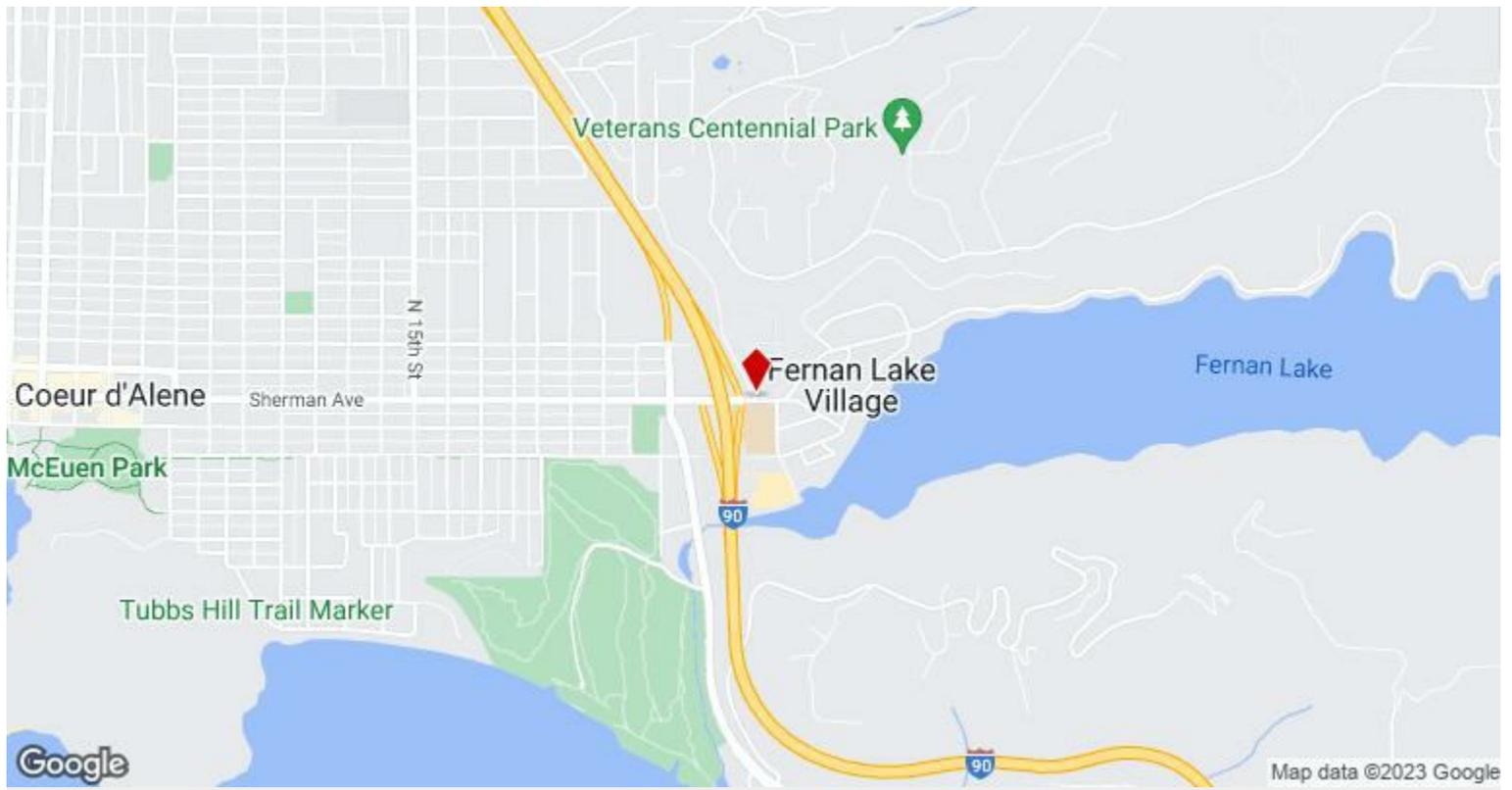
This offering is for (2) Lots. There are (6) Duplex Lots available. All City Utilities are stubbed to all lots....

- Zoned For Multi-Family Duplex
- Location is just off Sherman Ave and close to Downtown and I-90 Fwy
- All City Utilities are stubbed to all Lots



Price:	\$590,000
Property Type:	Land
Property Subtype:	Residential
Proposed Use:	Apartment Units
Sale Type:	Investment or Owner User
Total Lot Size:	0.63 AC
No. Lots:	1
Zoning Description:	Multi-Family
APN / Parcel ID:	CL4870010020





## Lot 2 & 3 Blk 1 Lilac Ln In, Coeur d'Alene, ID 83814

This Great Location is just off Sherman Ave and close to Downtown Coeur d'Alene Restaurants, Shopping, CDA Resort Golf Course and Coeur d'Alene Lake. All city utilities are stubbed to these lots, including natural gas. Property is zoned for Duplexes. There are 4 additional building lots available adjacent to these lots, each over 1/3 acre. With city approval, buyer may be allowed to build single family homes, or subdivide the lots to accommodate townhomes or condos. This location provides many potential options for a builder. Price listed is for (2) lots.

# Property Photos



# Property Photos



Lilac Lane Lots 2 & 3 Looking North



Lilac Lane Lots 2 thru 5 Looking North

# Property Photos



Lilac Lane Lots 6 & 7



Lilac Lane Roadway Looking East Common Area

## Property Photos



Lilac Lane Roadway Looking South