

FOR LEASE



SUNSET VILLAGE

296 W Sunset Avenue | Coeur d'Alene, ID 83815



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**KIEMLE
HAGOOD**

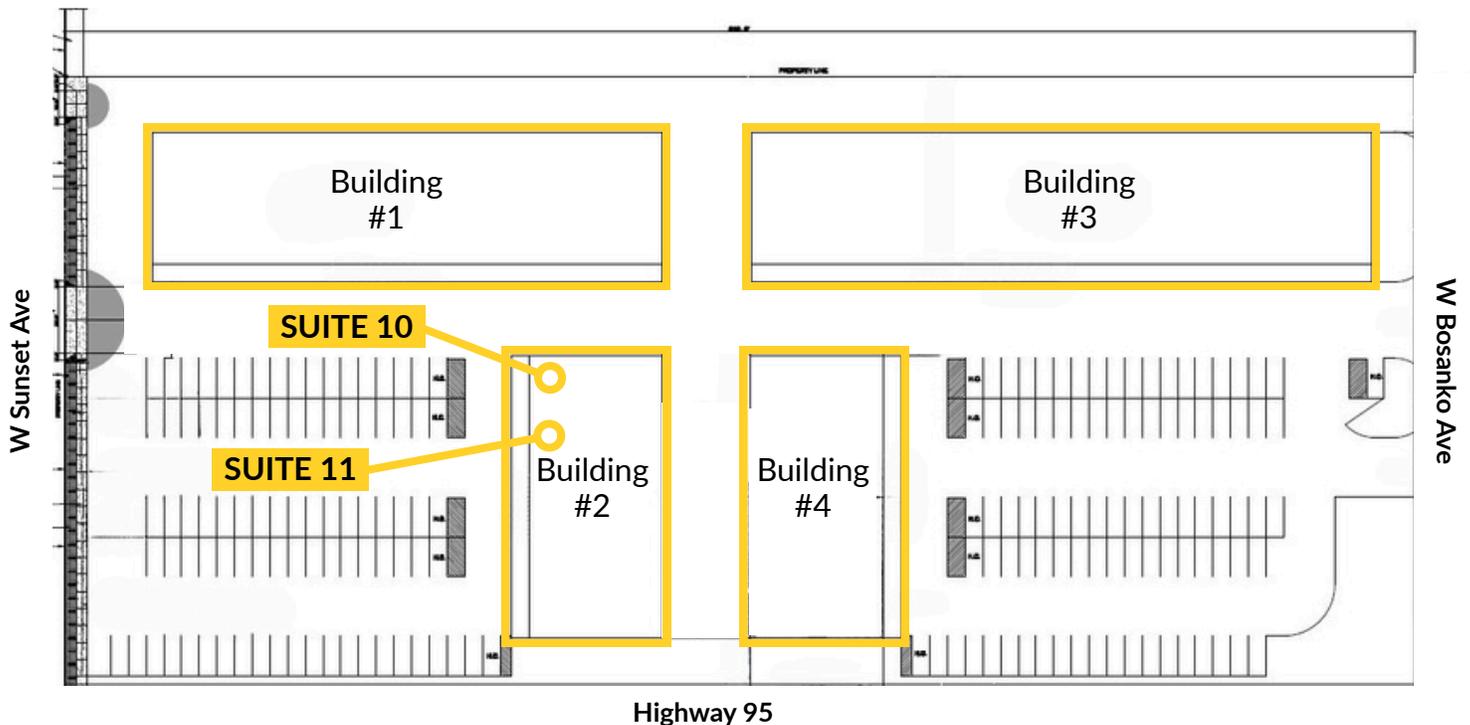
LEASE RATE		\$1.75 PSF /Month
LEASE TYPE		Modified Gross
AVAILABLE SUITES		
SUITE 10		±1,550 SF
SUITE 11		±1,150 SF
*Tenant is responsible for base rent plus gas, electricity, garbage, phone, data, interior janitorial and \$35 per month HVAC service fee		
TOTAL BUILDING SIZE		±45,840 SF
TOTAL LOT SIZE		±3.858 AC
YEAR BUILT		1985
PARCEL NO.		C816001001A, C816001004A

- Centrally Located in Coeur d'Alene
- Highway 95 Frontage Location
- Excellent ingress/Egress, Exposure and Parking

SITE PLAN

RETAIL / OFFICE SPACE **FOR LEASE**

This high visibility commercial property features approximately ±45,840 square feet on a ±3.858 acre site, built in 1985 and centrally located in Coeur d'Alene with frontage along Highway 95. The opportunity offers excellent ingress and egress, strong exposure to traffic, and ample on-site parking, making it well suited for a variety of commercial uses.





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[VIEW LOCATION](#)



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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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