

# FOR SALE

## 8-UNIT APARTMENT BUILDING

91 W Wyoming Avenue | Hayden, ID 83835

### PROPERTY DETAILS:

- All 8 Units are currently occupied
- Each unit is 2 Bedrooms, 1 Bathroom with a covered parking stall and extra storage
- Lower units have private, fenced backyards
- The property has on-site, coin operated laundry facility on the lower level

**KIEMLE**  
HAGOOD

**REDUCED SALE PRICE** | \$1,880,000

~~\$2,100,000~~

**TOTAL BUILDING SIZE** | ±6,560 SF

**YEAR BUILT** | 1975

**TOTAL LOT SIZE** | ±0.46 AC

**PARCEL NO.** | HL4550010010

**ZONING** | Commercial

**JERAMIE TERZULLI**

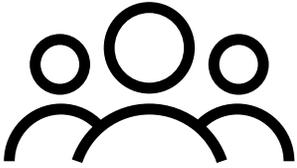
208.819.6004

jeramie.terzulli@kiemleahagood.com

**ANTHONY "TONY" VILLELLI**

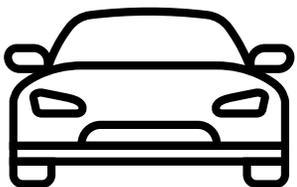
208.661.3044

tony.villelli@kiemleahagood.com



**DEMOGRAPHICS**

|                       | <b>1 MI</b> | <b>3 MI</b> | <b>5MI</b> |
|-----------------------|-------------|-------------|------------|
| EST POPULATION 2025   | 6,032       | 28,181      | 69,624     |
| PROJ. POPULATION 2030 | 6,147       | 28,957      | 74,774     |
| MEDIAN AGE            | 41.7        | 43.7        | 40.5       |
| ADJ. DAYTIME DEMO     | 4,413       | 23,104      | 44,576     |
| 2025 AVERAGE HHI      | \$117,473   | \$119,598   | \$108,996  |
| 2025 MEDIAN HHI       | \$86,886    | \$93,180    | \$87,994   |

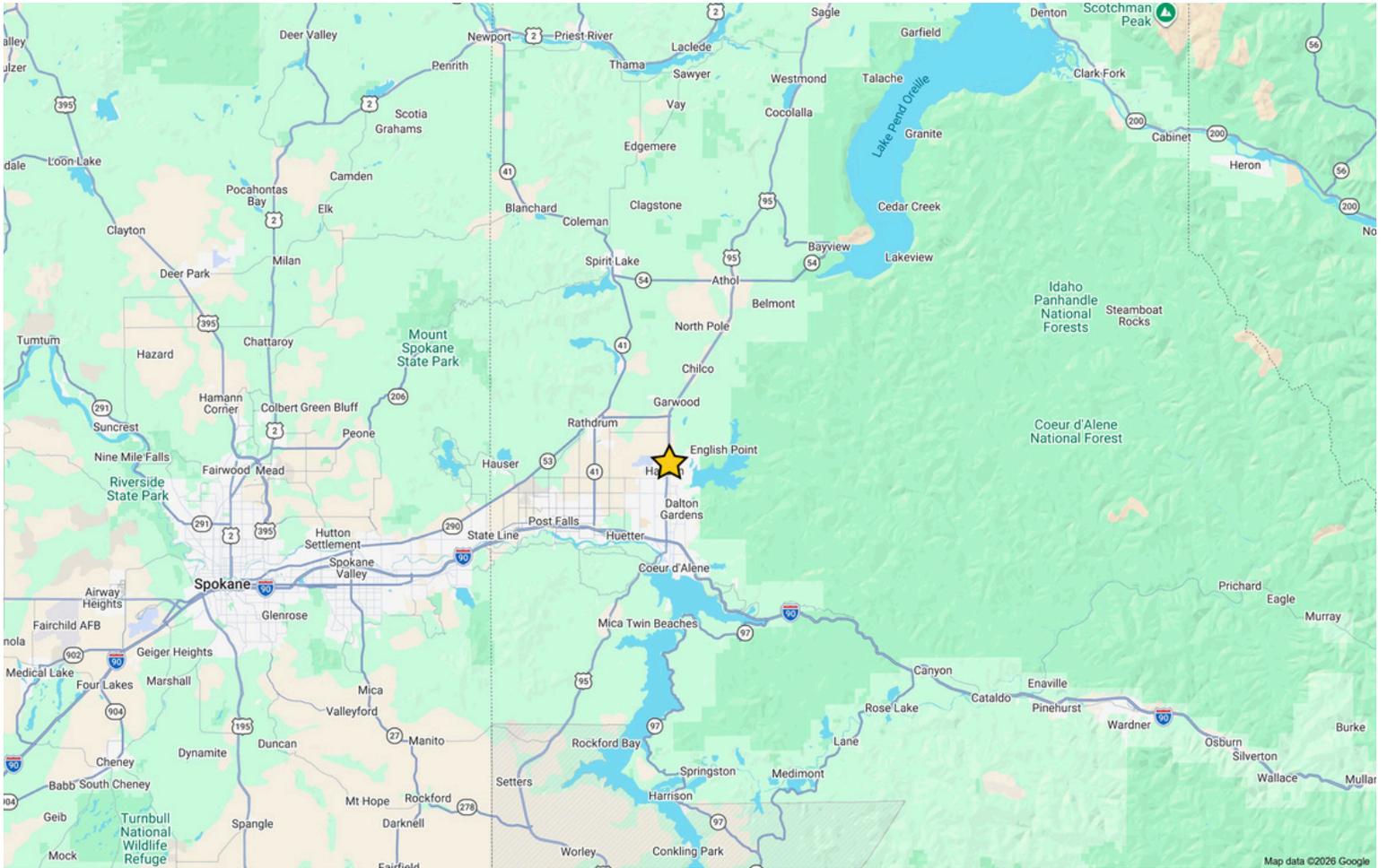


**TRAFFIC COUNTS**

\*Average Daily Traffic

W Wyoming Avenue | ±2,164 ADT  
 N Highway 95 | ±26,010 ADT  
 N Government Way | ±4,971 ADT





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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