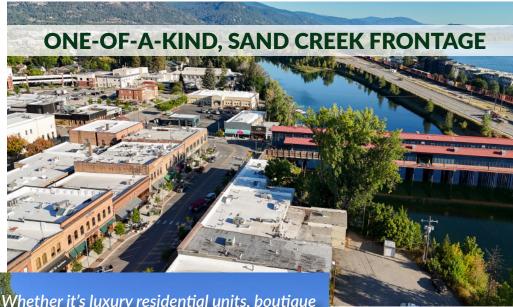
# Waterfront Development Opportunity

in Downtown Sandpoint, Idaho

Seize a rare opportunity to acquire three adjoining parcels at 308-326 N 1st Avenue, located in the heart of Sandpoint's bustling downtown. These properties boast stunning views of Sand Creek and enjoy a premium location between Main Street and Cedar Street, placing them within the city's most profitable commercial block.





- · Area: 1-Sandpoint
- · County: Bonner
- · Neighborhood:
- · Year: 1975
- · Lot Size: 2.61 acres
- · Annual Taxes: \$14432
- Tax Year: 2023

#### **Key Features:**

**Prime Location:** Nestled in Sandpoint's vibrant downtown area. this site offers unmatched visibility and consistent foot traffic.

**Income-Producing Property:** Currently leased to reliable. long-term tenants, ensuring immediate revenue while you plan your project.

Qualified Opportunity Zone: Take advantage of potential tax benefits associated with this federal program.

**Zoning Flexibility:** Zoned Commercial A allows mixed-use development with heights of up to 65 feet. Imagine the possibilities: create a transformative mixed-use development that elevates the character of downtown Sandpoint while maximizing the scenic waterfront views.

- · Single Story Multi-tenant Retail Building
- 13,871 Square Feet
- First Avenue Retail Sidewalk Frontage
- 100% Leased
- Downtown Sandpoint
- Waterfront with boatable access to Lake Pend Oreille
- Adjacent parking lot with 24 parking spaces
- 3 Parcels
- Qualified Opportunity Zone

\$3,950,000



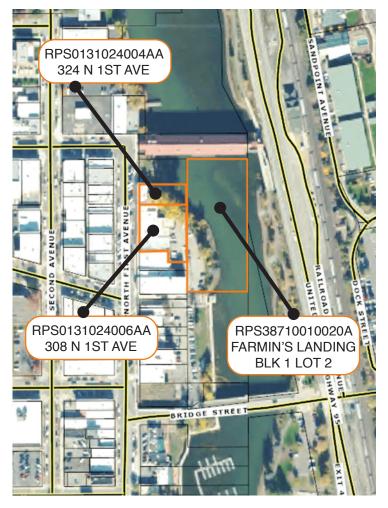












PARCEL#: RPS38710010020A

22-57N-2W FARMIN'S LANDING

BLK 1 LOT 2

FINISHED SF: 1.860 SF LOT SF: 81,21.6 SF

# **Evergreen**Realty

## **CONTACT US**

Office: 208-263-6370
Toll Free: 800-829-6370
info@evergreen-realty.com

PARCEL#: RPS0131024006AA ADDRESS: 308 N 1ST AVE

(INCLUDES 308, 312, 314, 316, 320 N 1ST AVE)

FINISHED SF: 11,420 SF LOT SF: 22,999 SF

PARCEL#: RPS0131024004AA
ADDRESS: 324 N 1ST AVE

(INCLUDES 322, 324, 326 N 1ST AVE)

FINISHED SF: 1,984 SF LOT SF: 13,939 SF LOT #2 1.86 ACRES

There are 24 Parking spaces behind the building.





### **OFFICE LOCATIONS**

**Sandpoint Office:** 321 N. First Avenue **Schweitzer Office:** Lazier Center

William Mitchell

Ned Brandenberger 208-255-6839 • ned@evergreen-realty.com