



EVERGREEN REALTY

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.



Whether it's luxury residential units, boutique retail spaces, or innovative office solutions, this property offers endless potential to shape the future of Sandpoint.

- 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

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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.



PARCEL#: RPS38710010020A
 22-57N-2W FARMIN'S LANDING
 BLK 1 LOT 2
FINISHED SF: 1.860 SF
LOT SF: 81,21.6 SF



CONTACT US
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OFFICE LOCATIONS
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