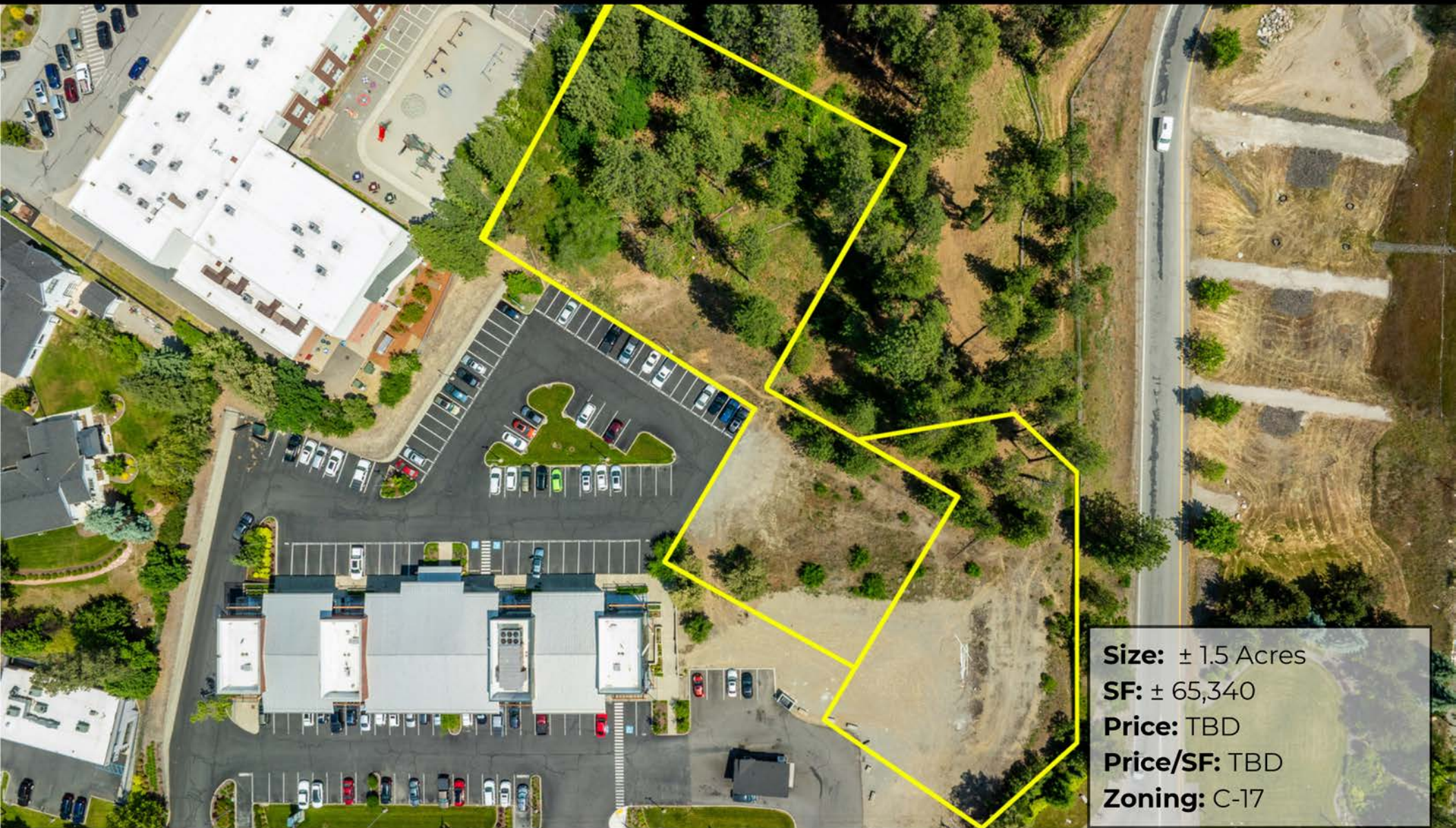


± 1.5 ACRE DEVELOPMENT SITE HOSPITALITY/MULTIFAMILY

1400 Northwest Blvd, Coeur d'Alene, ID



Size: ± 1.5 Acres
SF: ± 65,340
Price: TBD
Price/SF: TBD
Zoning: C-17

THE OPPORTUNITY

PROPERTY HIGHLIGHTS

- Rare ± 1.5 acres in Coeur d'Alene on Northwest Blvd
- Split-zoned C-17 / C-17L – allows multifamily (17 units/acre), commercial, and mixed-use; hotel use allowed within C-17; SUP path to R-34 in C-17 where applicable (buyer to verify).
- Prime, strategic development site with exceptional visibility and connectivity
- Ideal for high-density multifamily (up to 17 units per acre). Density can be increased to R-34 via the Special Use Permit process
- High-profile Northwest Blvd frontage with immediate I-90 interchange access
- Minutes to Sherman Ave/downtown, Lake Coeur d'Alene, Riverstone, the Kroc Center, McEuen Park, and the CDA Resort
- Near major anchors: Kootenai Health medical campus and North Idaho College
- Walk/bike friendly with quick access to the Centennial Trail and nearby parks & open space
- Surrounded by established neighborhoods, retail, restaurants, and services
- Strong growth corridor in one of Idaho's most in-demand markets
- Few remaining infill development sites of this scale along the Northwest Blvd corridor
- Proven demand drivers within 1-2 miles (resort/lakefront, downtown, medical campus, college) supporting multifamily and hotel programs

PROPERTY INFORMATION

- Price: TBD – Owner will consider JV Structure
- Parcel No: C3735024999E & Portion of C743200A0020
- AIN: 175297 & Portion of 214962
- Zoning – C-17 & C17L
- Utilities: Water, Sewer, Electric & Gas available.
- Property will be serviced by the City of Coeur d'Alene
- [Link to City of Coeur d'Alene Zoning Information](#)

DOWNTOWN COEUR D' ALENE



AREA BUSINESSES



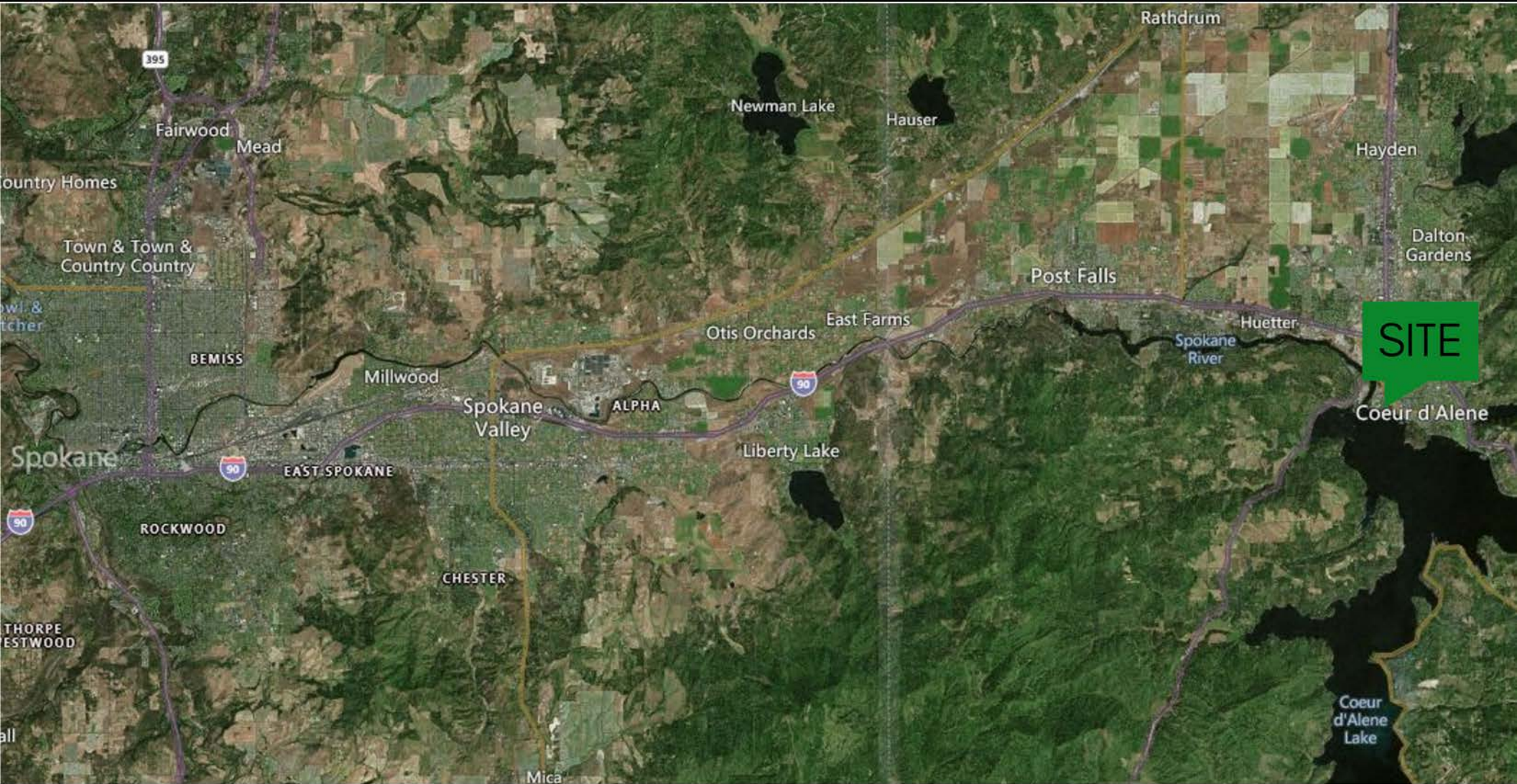
PICTURES



AERIAL



INLAND NORTHWEST



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