

**610 N 4th Street
Coeur d'Alene, ID 83814**

**Listed at
\$1,450,000**



Commercial Building for Sale Real Life Church Downtown Coeur d'Alene

This historic commercial building is located in the downtown core (C-17) of Coeur d'Alene. It offers large open areas spanning over 10,000 sq ft, making it suitable for a variety of purposes such as a headquarters, office, retail, or church. The building is conveniently surrounded by restaurants, shops, and the beautiful Lake Coeur d'Alene, providing a vibrant and lively atmosphere.

The building has been updated with furnaces, a/c, electrical, plumbing, elevator, newer roof and more. Within walking distance to various attractions and amenities in the area.

kw COEUR D'ALENE
KELLERWILLIAMS REALTY

TJ Barnhart

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Building Highlights

- Historic building updated with modern features
- Large open areas
- 10,000+ SQ/FT
- Currently unoccupied and can be used for various purposes including company headquarters, retail, office, church use and more
- Located in the Downtown CdA Core C-17L
- Surrounded by national headquarters and cute downtown businesses
- Located on the NE Corner Garden and 4th Street
- High traffic count
- Wheelchair accessible & equipped with an elevator
- Close proximity to North Idaho College and Downtown Sherman
- Surrounding amenities include restaurants, downtown shopping, beaches, Lake CDA, and Kootenai Health
- Within walking distance to City Beach, library, parks, Centennial Bike Trail, Tubbs Hill, shopping, restaurants, art galleries, and museums

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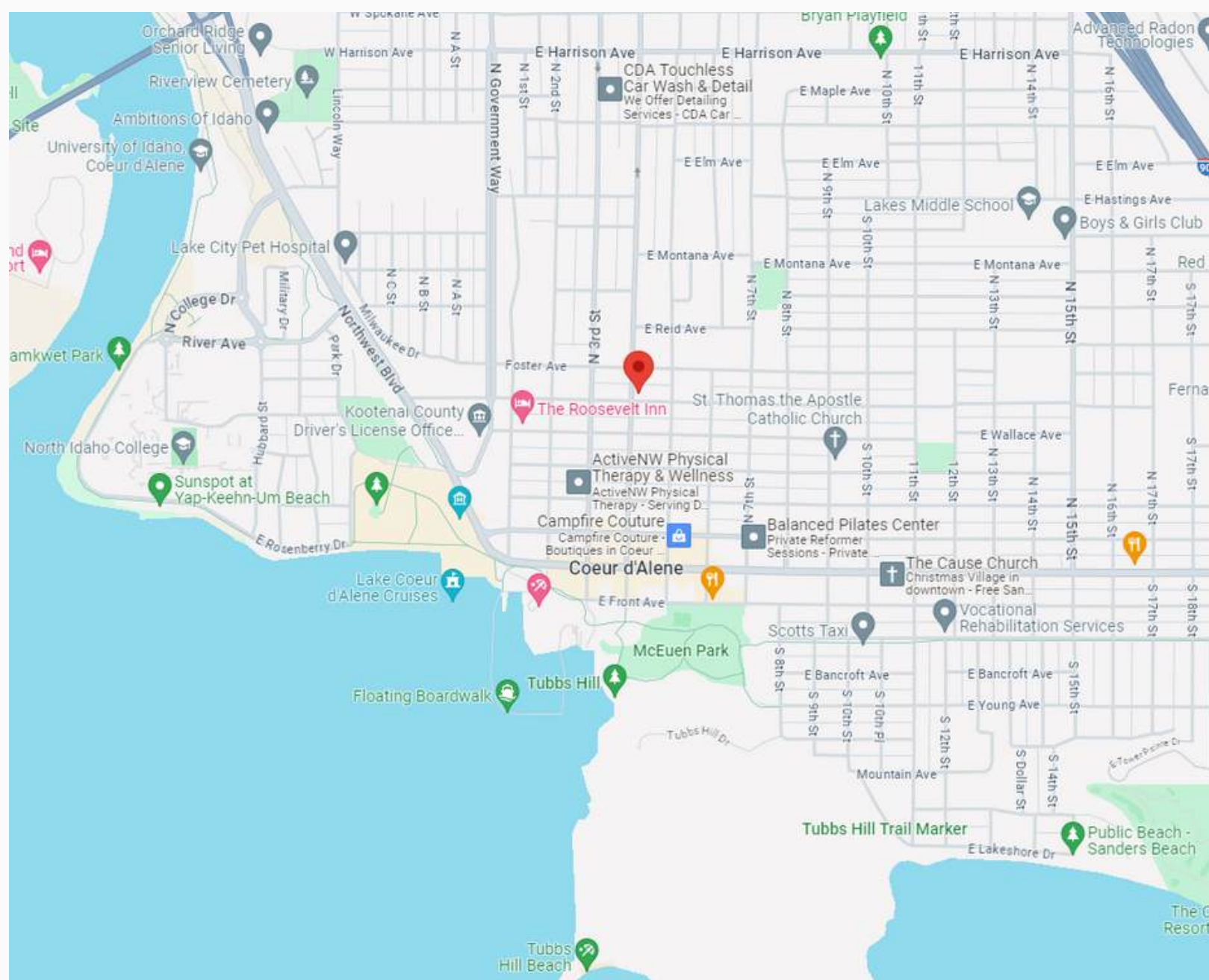


Property Details

Parcel Number	C1800011007A	Square Footage Breakdown	Basement: 5,324
Lot Size	.25 Acres		1st Floor: 5,324
Year Built	1932		
Square Footage	10,648		
Parking	On-Street	# of Buildings	1 Building
Zoning	CDA C-17L (Commercial Limited)		

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» Distances to

1 Mile to North Idaho College

1.4 Miles to I-90

39 Miles to Spokane International
Airport

.5 Miles to Coeur d'Alene Resort

1.8 Miles to Kootenai Health

.7 Miles to McEuen Park & Tubbs
Hill

.7 Miles to Great Floors
Headquarters

.7 Miles to City Beach

33 Miles to Downtown Spokane

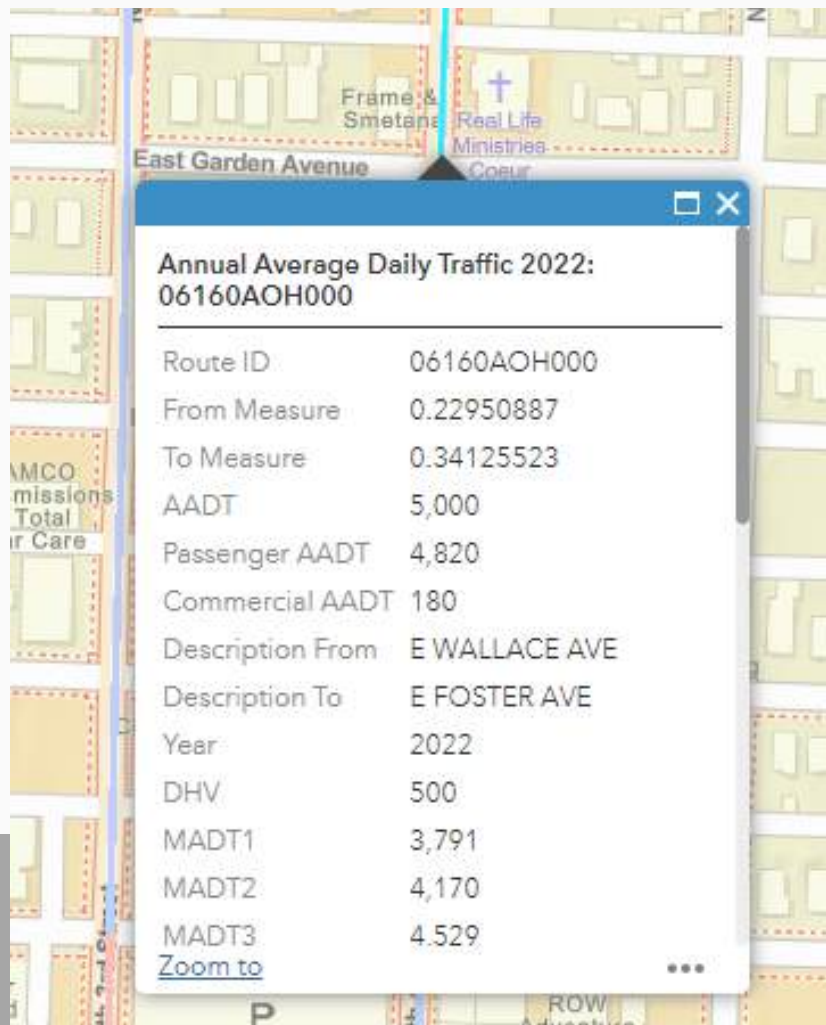
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Traffic Count

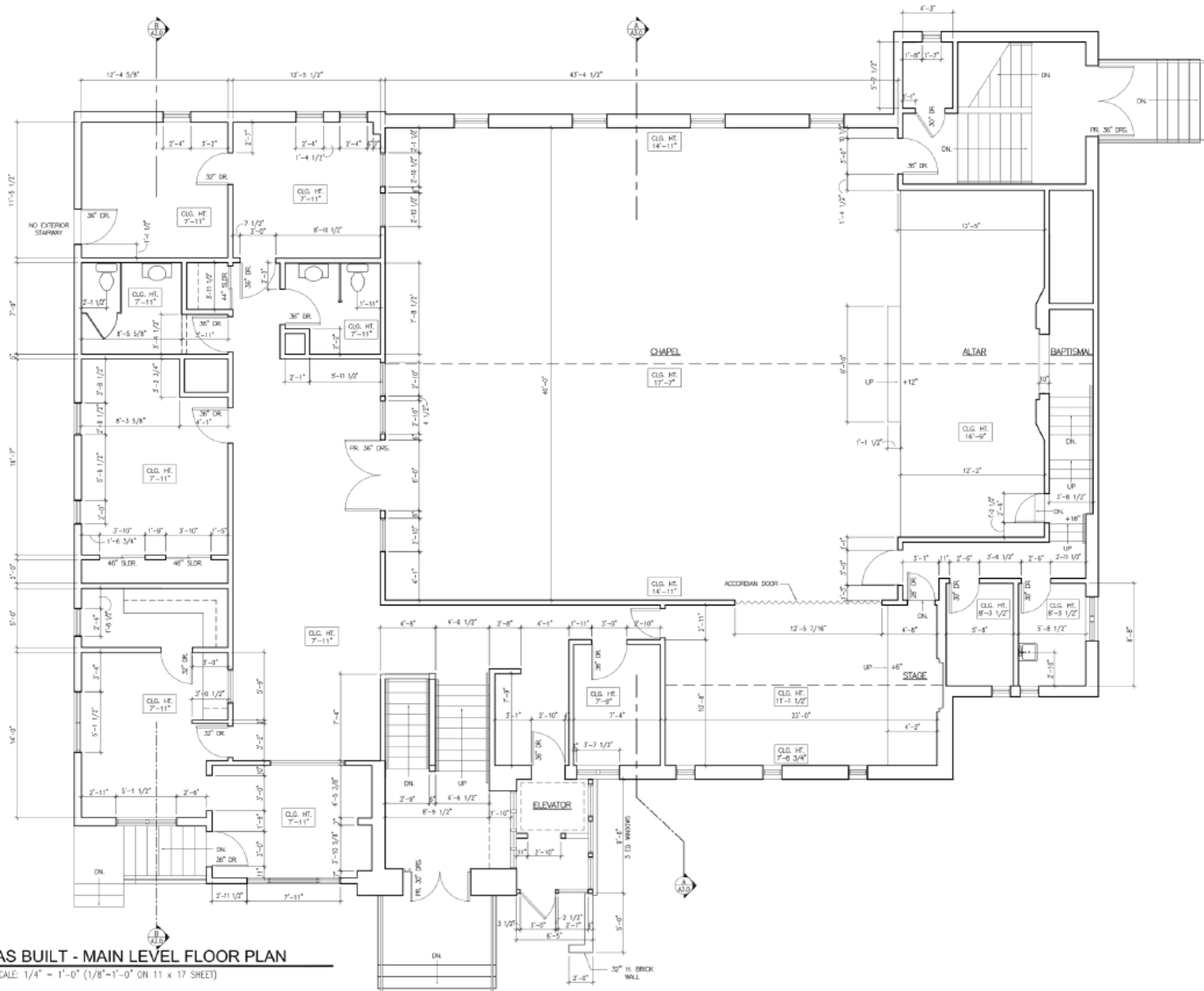
High traffic count at 5,000 annual average daily traffic and located on the NE Corner Garden (100 ft) and 4th Street (110 ft)



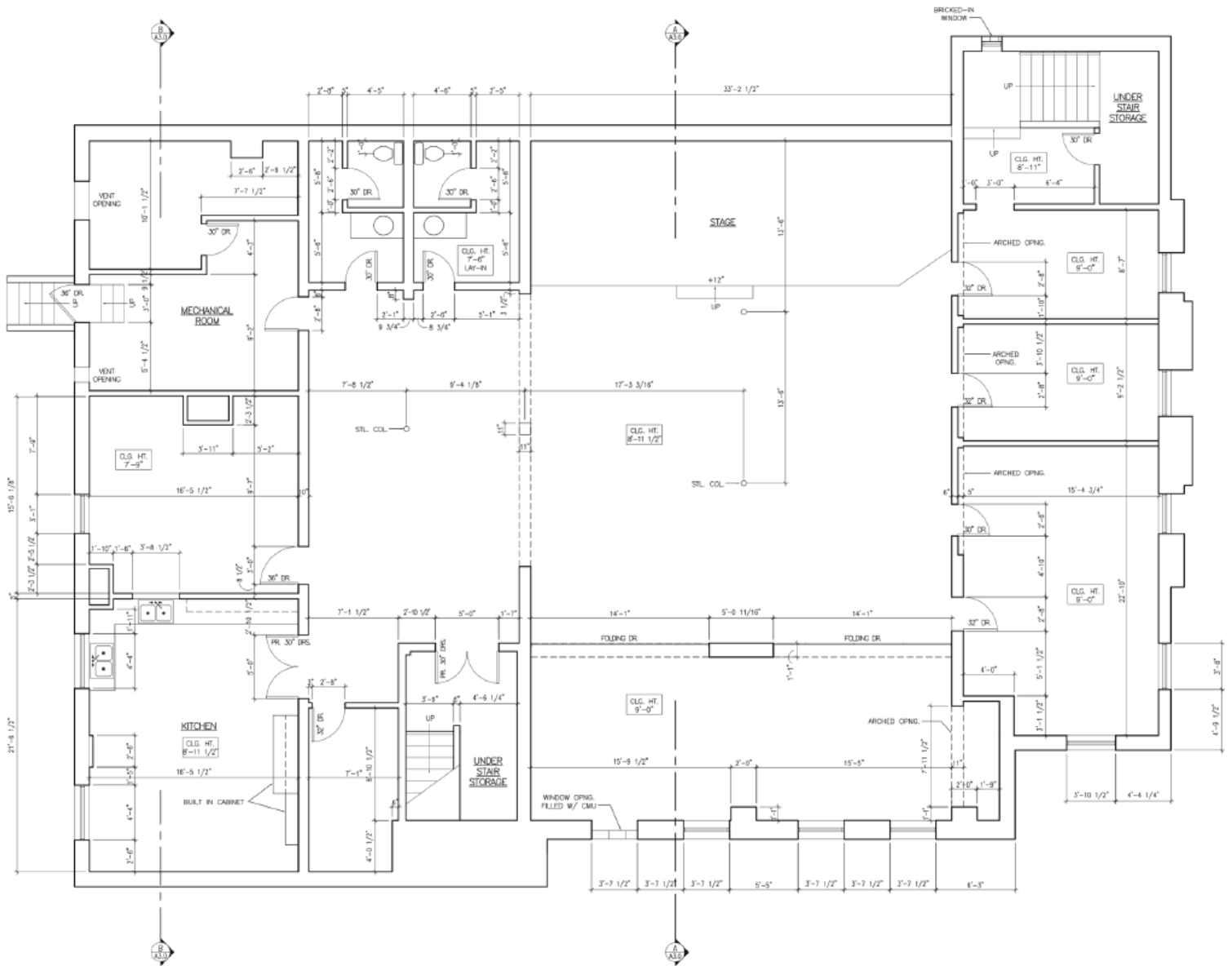
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Floorplans



Floorplans

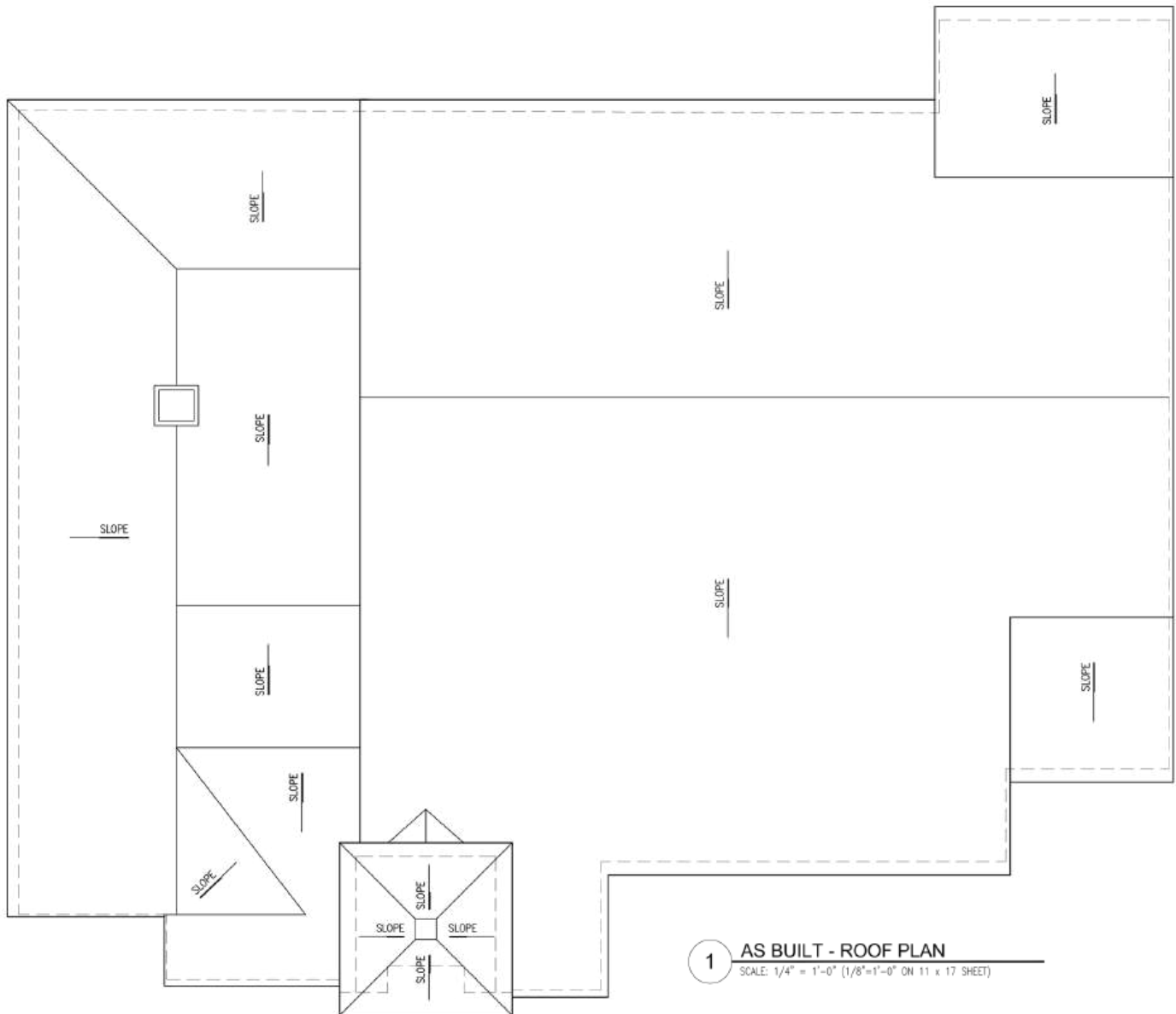


1 AS BUILT - LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0" (1/8"=1'-0" ON 11 x 17 SHEET)

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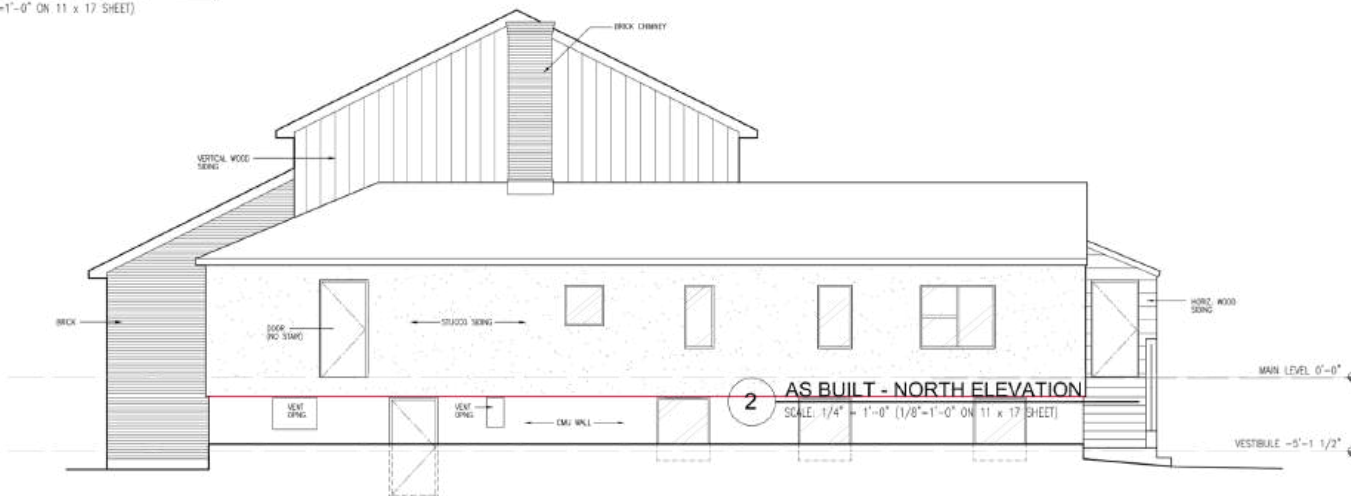
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1 AS BUILT - WEST ELEVATION
SCALE: 1/4" = 1'-0" (1/8"=1'-0" ON 11 x 17 SHEET)



2 AS BUILT - NORTH ELEVATION
SCALE: 1/4" = 1'-0" (1/8"=1'-0" ON 11 x 17 SHEET)

Floorplans

