

FOR SALE



8-UNIT APARTMENT BUILDING LOCATED ONE BLOCK OFF HIGHWAY 95

SALE DETAILS

REDUCED SALE PRICE: ~~\$2,100,000~~ \$1,980,000

Price Per SF: \$115.00 PSF

Zoning: Commercial

Total Lot Size: ±0.46 AC

Total Building Size: ±6,850 SF

Parcel #s: HL4550010010

Year Built: 1972

- 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 op laundry facility on the lower level

8-UNIT APARTMENT BUILDING

91 W Wyoming Avenue
Hayden, ID 83835

**VIEW
LOCATION**



JERAMIE TERZULLI

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ANTHONY "TONY" VILLELLI

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HAGOOD**

PROPERTY OUTLINE

APARMENT BUILDING FOR SALE

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DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS	1MILE	3MILES	5MILES
Est Population '24	2,698	43,363	106,399
Est Households	2,989	46,949	110,998
Average HHI	\$97,649	\$91,610	\$97,772
Daytime Demos	1,771	27,653	75,937

TRAFFIC COUNT

ROAD	AVERAGE DAILY TRAFFIC
Wyoming Avenue	±2,983 ADT
Government Way	±5,239 ADT
Highway 95	±24,727 ADT





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**KIEMLE
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OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

1579 W RIVERSTONE DRIVE, SUITE 102
COEUR D'ALENE, ID 83814

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