

HIGH VISIBILITY RETAIL/OFFICE BUILDING FOR LEASE



Offered at
\$1.25
PSF, NNN

AIN: 129129
Acres: 0.12 Acres
Zoned: C-17

Excellent opportunity in downtown Coeur d'Alene. This 4,628 square foot commercial building was constructed in 1925, located on historic Sherman Avenue. This single-story building has been the iconic Burts Music for the last 50 years. The front retail section is approximately 1,850 sqft. There are several offices and five studio rooms. There is additional space in a partial basement for storage and mechanical. Zoned C-17 on 0.12 acre lot. Ideal for a variety of commercial uses including: food service, retail, office, or creative studio. Don't miss your chance to establish your business in the heart of Coeur d'Alene's thriving downtown corridor.



1123 E Sherman Avenue,
Coeur d'Alene, ID 83814



CRAIG HUNTER, CCIM

208.929.2929
hunter@ccim.net

CCIMTEAM.COM



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HAGOOD**
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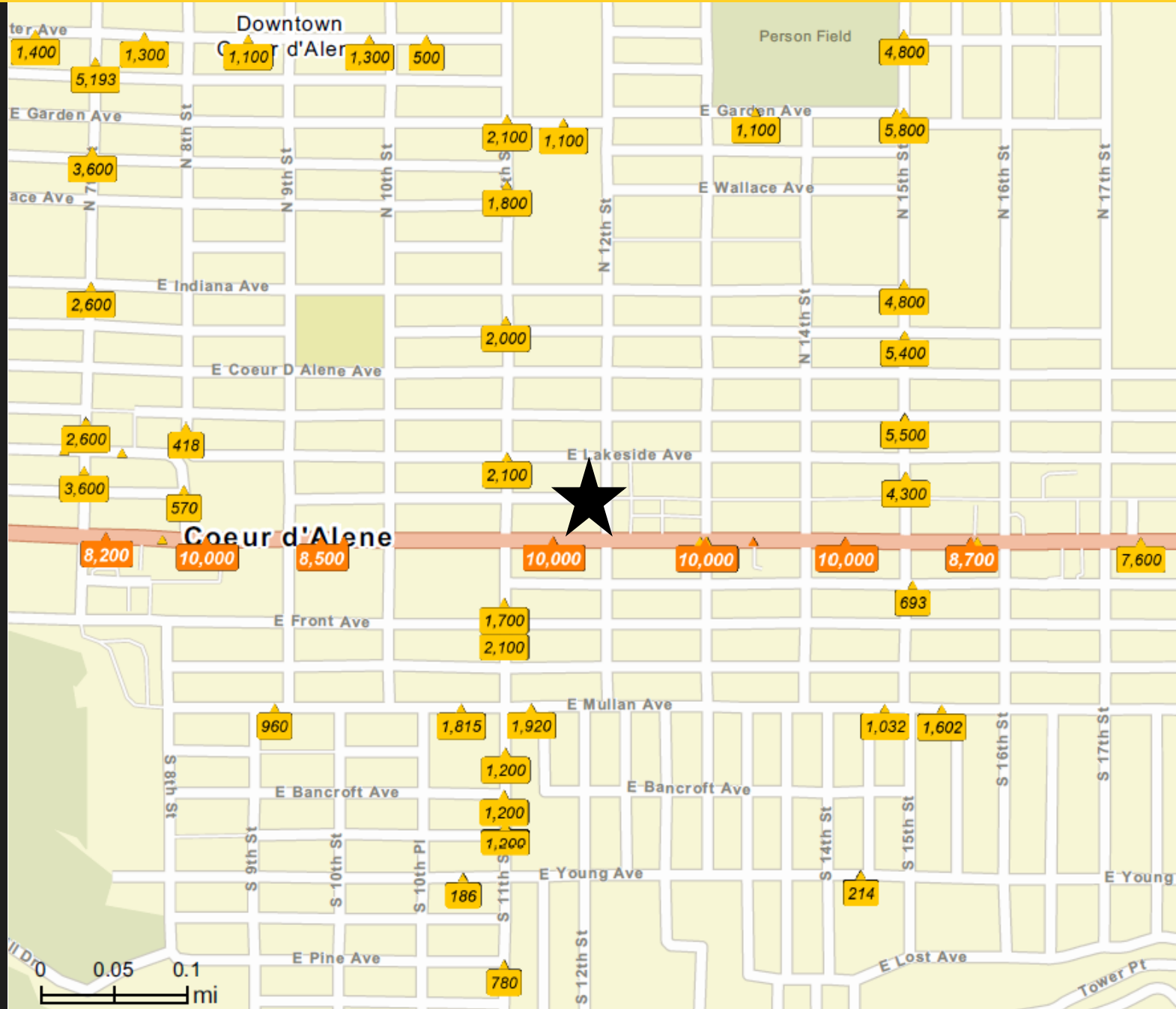




TRAFFIC COUNTS

1-MILE

Distance:	Street:	Count:
0.03	I- 90 Bus	10000
0.07	N 11th St	1800
0.07	East Lakeside Avenue	2100
0.08	Sherman Avenue	7500
0.08	South 13th Street	10000
0.08	Sherman Avenue	7200
0.08	S 11th St	1700
0.10	South 11th Street	2100
0.11	Sherman Avenue	10000
0.14	E Mullan Ave	1920
0.14	North 11th Street	2000
0.16	E Mullan Ave	1815
0.17	Sherman Avenue	8200
0.17	South 11th Street	1200
0.17	I- 90 Bus	10000
0.18	Sherman Avenue	8500
0.20	East Bancroft Avenue	1200
0.22	N 15th St	4300
0.22	S 11th St	1200
0.22	S 15th St	693
0.22	North 15th Street	5500
0.23	N 11th St	1800



[View Location](#)



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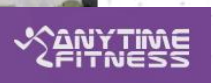
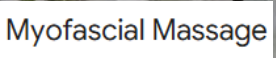
Lakeside Avenue

12th Street

123h Street

11th Street

Sherman Avenue



Street
View



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**Downtown
CdA**

**Spartacus Coin
Anytime Fitness
Umpqua Bank
Massage
CdA Boat Rentals**

**The Burger Dock
Canton Asian
Seasons of CdA
Hudsons Hamburgers
Tito's Italian Grill
Dockside Restaurant
Iron Horse Bar
Crickets Restaurant
Kaiju Sushi & Spirits
Crafted Tap House
Sweet Lou's Restaurant
Zips Drive In
Fire Artisan Pizza
Collective Kitchen
Migliore Olive Oil
Pita Pit
The Crown & Thistle
Rustic Grill
Woops Bakeshop
CdA Coffee
The Olympia Restaurant
Lyfe Public House
Shiki Sushi Bar
Bakery by the Lake
Cater CdA
Honey Eatery & Social
Highlands Day Spa
Taphouse Unchained
Figpickels Toys**

**CdA Resort Spa
Ciscos Galley
Row Adventures
WA Trust Bank
360 Fitness
Earthly Beauty Bar
Great Floors
CdA Press
Timberline Adventures
Escape Game
Cloud Nine Bridal
Architects West
Emerge Gallery
CdA Chamber
The Art Spirit Gallery
Bulwark Barber
USPS
Idaho Trust Bank
Christmas Store
Resort City Inn
Flamingo Inn
Shine Salon
Blackwell House
Cda Public Library
Avista Pavillion
J.C. White House Museum
McEuen Park
CdA Boat Launch
Museum of North ID**

Just to name a few...

Terraform Wellness

**FIVE STAR
PAINTING**
a Neighborhood company

Family Life Center

**Schmidt's
Burgers**

**PRECISION
FITNESS**

EXXON

Coeur d'Alene
**BUDGET SAVER
MOTEL**

Silverlake
AUTOMOTIVE

MOON TIME
Traditional Food and Ale
Coeur d'Alene, Idaho
208.662.2331

Jimmy's
Down the Street
RESTAURANT

**Lakeside Foods
Lean Bean Coffee
Idaho Liquor
Rogers Ice Cream**

**CdA Cider Company
Gear Garage CdA
Lavendar Sun
Lakeside Market**

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OFFICE LOCATIONS

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

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