

# CAR WASH FOR SALE WITH COFFEE SHOP RENTAL INCOME

1114 N. 3<sup>rd</sup> St. Coeur d'Alene, ID

**CDA Touchless Car  
Wash & Detail**

**The Daily Brew  
Coffee Stand**

**\*TOURS BY APPT. ONLY - PLEASE DND TENANTS\***

# CAR WASH FOR SALE

WITH COFFEE SHOP RENTAL INCOME - TOURS BY APPT. ONLY - PLEASE DND TENANTS

1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



**\*TOURS BY APPT. ONLY - PLEASE DND TENANTS\***

## OFFERING SUMMARY

### Purchase Includes:

- Entire parcel/land value
- Car Wash Facility
- Rental Income from existing coffee shop

### Price:

- \$1,800,000
- Financials can be shared with qualified offer or NDA

 **[PROPERTY VIDEO - CLICK HERE](#)**

1114 N. 3rd St. is ideally located in a vibrant, highly accessible corridor in the heart of Coeur d'Alene, surrounded by residential neighborhoods, established businesses, and major commercial hubs. Just minutes from Downtown CDA and close to I-90 and Government Way, the property benefits from strong traffic flow and proximity to retailers, restaurants, coffee shops, service businesses, hotels, and medical offices. With McEwen Park, the Coeur d'Alene Resort, and Lake CDA only a short drive away, this location offers exceptional visibility in one of North Idaho's fastest-growing districts. The property has a strong history of business success, and financials are available upon request. Tenants may use existing equipment or transform the space to fit their business model. Please do not disturb tenant, on-site staff are unaware of live listing.

**STEVEN DAINES**  
**SETH PETERSON**

• 509.209.4920 • [SETH@DAINESCAPITAL.COM](mailto:SETH@DAINESCAPITAL.COM)

[WWW.DAINESCAPITAL.COM](http://WWW.DAINESCAPITAL.COM)

# CAR WASH FOR SALE

WITH COFFEE SHOP RENTAL INCOME - TOURS BY APPT. ONLY - PLEASE DND TENANTS

1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



## PROPERTY DETAILS

\*AVISTA INSTALLED NEW INTERIOR AND EXTERIOR LIGHTS FOR ENERGY SAVING PROGRAM

<b>LAND AREA</b>	0.69 AC	<b>ZONING</b>	C-17	<b>YEAR BUILT</b>	1980
<b>LAND SFT</b>	30,056 SFT	<b>PIN</b>	C4815000003A	<b>CLASS</b>	C
<b>TENANCY</b>	MULTI	<b>PARKING</b>	15 STALLS	<b>CONSTRUCTION</b>	MASONRY

**STEVEN DAINES**  
**SETH PETERSON**

• 509.209.4920 • [SETH@DAINESCAPITAL.COM](mailto:SETH@DAINESCAPITAL.COM)

[WWW.DAINESCAPITAL.COM](http://WWW.DAINESCAPITAL.COM)

# CAR WASH FOR SALE

WITH COFFEE SHOP RENTAL INCOME - TOURS BY APPT. ONLY - PLEASE DND TENANTS

1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



STEVEN DAINES  
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

# CAR WASH FOR SALE

WITH COFFEE SHOP RENTAL INCOME - TOURS BY APPT. ONLY - PLEASE DND TENANTS

1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



STEVEN DAINES  
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

# CAR WASH FOR SALE

WITH COFFEE SHOP RENTAL INCOME - TOURS BY APPT. ONLY - PLEASE DND TENANTS

1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



STEVEN DAINES  
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

# CAR WASH FOR SALE

WITH COFFEE SHOP RENTAL INCOME - TOURS BY APPT. ONLY - PLEASE DND TENANTS

1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



Post Falls - 9.4 miles

Hayden - 5.9 miles

Spokane - 33.1 miles

STEVEN DAINES  
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

# CAR WASH FOR SALE

WITH COFFEE SHOP RENTAL INCOME - TOURS BY APPT. ONLY - PLEASE DND TENANTS

1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



## DEMOGRAPHICS

### 1 MILE

### 3 MILE

Population	11,768	41,571
Households	5,315	18,135
Median Age	40	42
Median HH Income	\$58,922	\$60,477
Daytime Employees	21,239	38,359
Population Growth '25 - '30	4.68%	4.35%
Household Growth '25 - '30	4.80%	4.51%

## COLLECTION STREET

## TRAFFIC VOL

N. 4 <sup>th</sup> St.	16,400
E. Harrison Ave.	15,116
N. 3 <sup>rd</sup> St.	13,700

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



STEVEN DAINES  
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM