

FOR SALE

THE LODGE *at Sandpoint*

KIEMLEHAGOOD

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THE LODGE

at Sandpoint



THE OFFERING

The Lodge at Sandpoint

As one of North Idaho's most distinctive waterfront investment offerings, this rare ±3.97-acre, multi-parcel, multi-building property delivers an exceptional blend of value stability, irreplaceable location, and substantial future potential. Featuring four buildings totaling ±39,000 square feet, the asset includes a 24-unit individually deeded, waterfront condotel, a permitted 30+ slip marina, and an additional fourplex nearing completion, creating a diversified revenue profile supported by both hospitality and residential components. The condo units include everything from studios to three-bedroom, two-bath units, and could be immediately sold off. Positioned along over 300 feet of Pend Oreille water frontage, this recreational-zoned property offers unmatched proximity to open water, panoramic lake views, and direct access to one of the region's most sought-after outdoor environments.

OFFERING 1

24

Condo Hotel

28

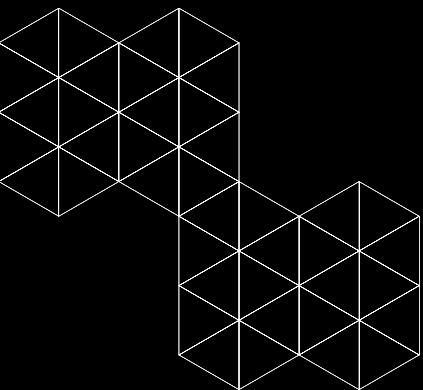
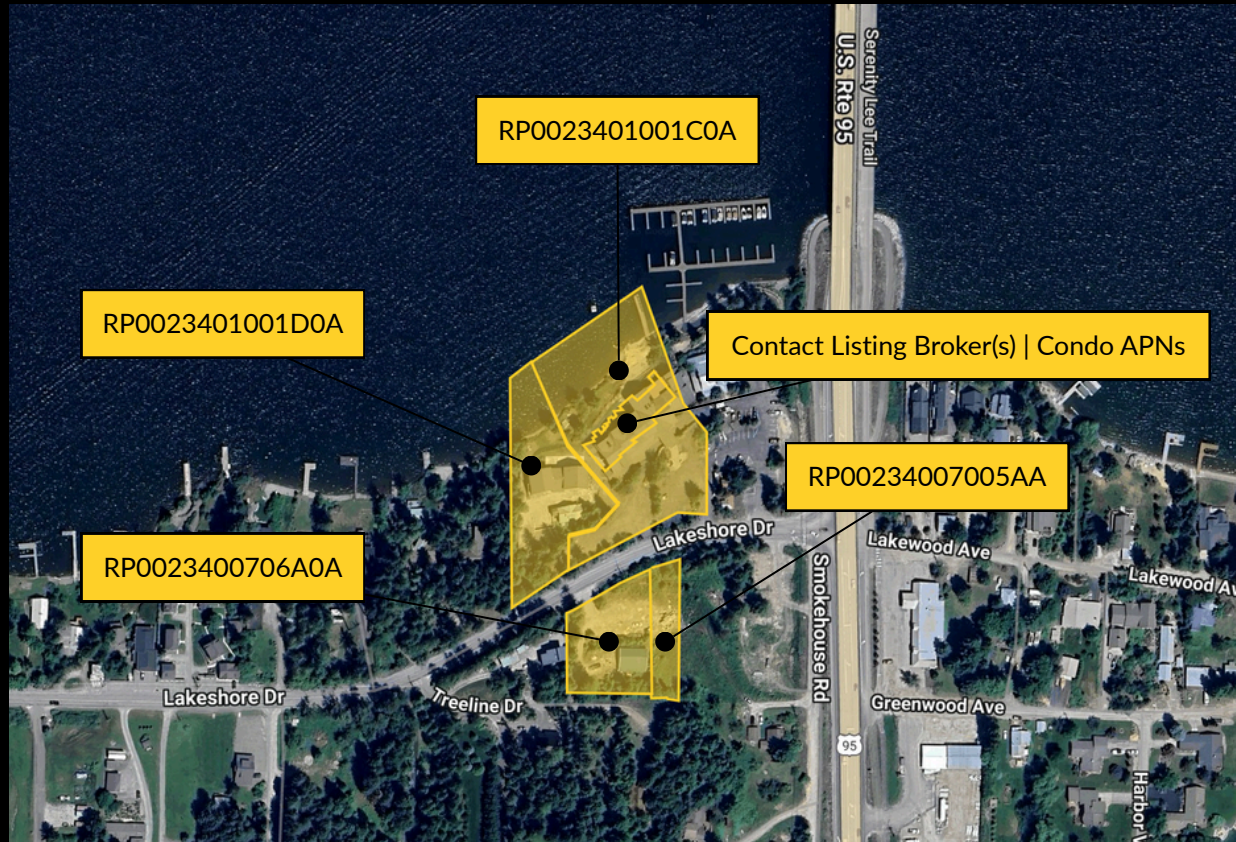
Total Parcels

1

Additional Fourplex

300+

Ft Pend Orielle Water Frontage



OFFERING No. 1

\$11,000,000

OFFERING 2

24

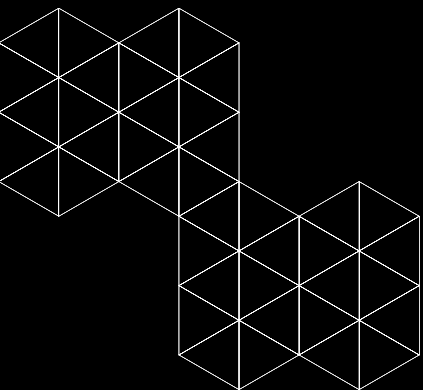
Condo Hotel

27

Total Parcels

300+

Ft Pend Orielle Water Frontage



OFFERING No. 2

\$9,250,000

PROPERTY DETAILS



SITE DESCRIPTION

| | | |
|------------------------------------|-----------------------------------|--------------------------------------|
| PROPERTY ADDRESS(S) | LAND AREA (AC) ±3.97 Acres | BUILDING AREA (SF) ±39,000 SF |
| 41 Lakeshore Dr. Sagle, ID, 83860 | LAND AREA (SF) ±172,933 SF | BUILDINGS 4 Buildings |
| 45 Waterside Lane Sagle, ID, 83860 | PARCELS 28 Parcels | YEAR BUILT 1925, 2007 |
| | ZONING Recreational | BUILDING CLASS Class A |



STRONG ECONOMIC GROWTH

- Located in one of North Idaho's fastest-growing recreational corridors
- Benefiting from year-round tourism tied to Sandpoint's surging economy
- High demand for waterfront lodging and short-term accommodations



EXCEPTIONAL LOCATION

- Premier waterfront with 300+ feet of frontage
- Includes a 24-unit condo plus a nearly completed 4-plex, offering diversified income streams
- 30+ slip permitted marina
- Class A, multi-building property positioned along a highly desirable recreation-focused corridor



PRIME TOURISM

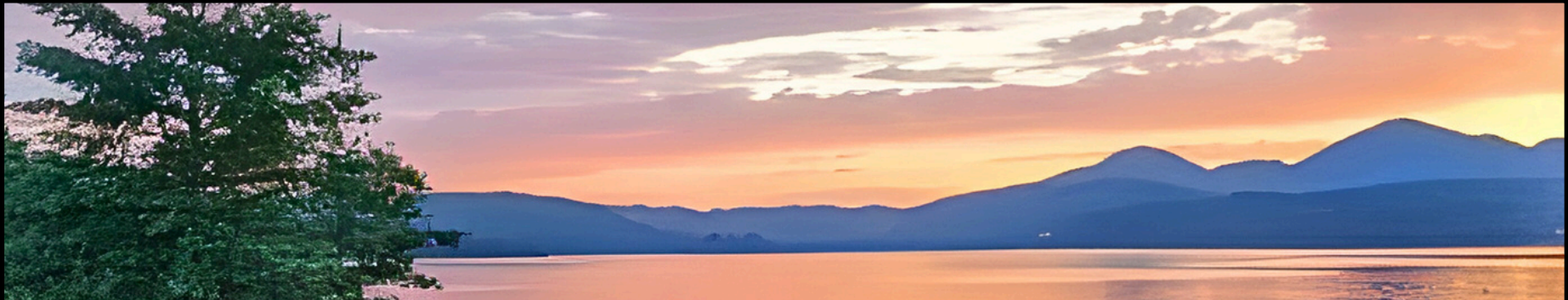
- Easy access to downtown Sandpoint, Schweitzer Mountain Resort, U.S. 95, and regional amenities
- Strong year-round draw from boating, skiing, hiking, and regional events

PROPERTY PHOTOS

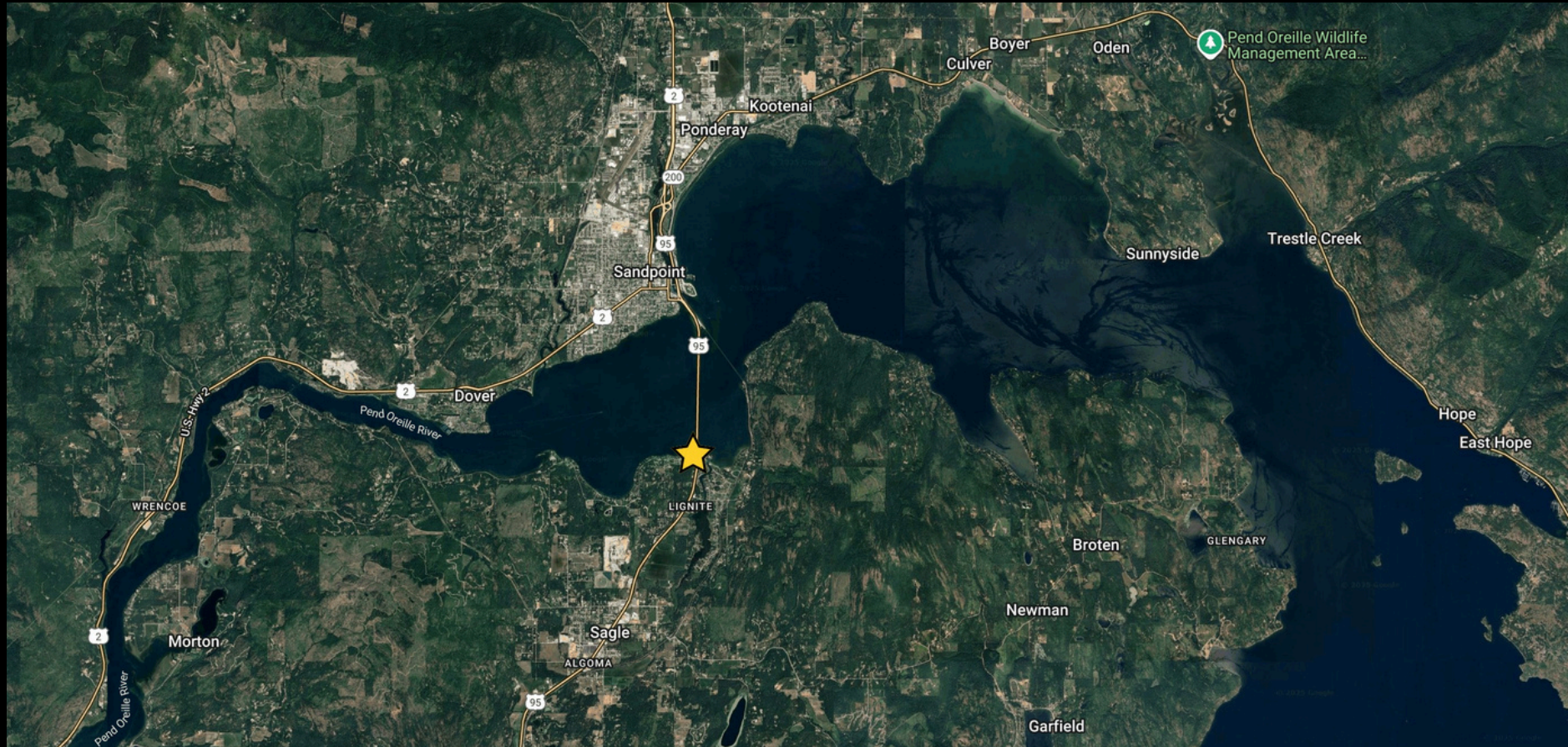


2025 DEMOGRAPHICS

| | 1 Mile Radius | 2 Mile Radius | 3 Mile Radius |
|---|----------------------|----------------------|----------------------|
| 2025 Estimate Population | 795 | 8,368 | 17,330 |
| 2030 Projected Population | 848 | 8,908 | 18,700 |
| 2025 - 2030 Projected Annual Growth | 1.30% | 1.30% | 1.60% |
| 2020 - 2025 Historic Annual Growth | - | - | 0.80% |
| 2025 Estimated Households | 328 | 3,600 | 7,362 |
| 2025 Estimated Average Household Income | \$107,026 | \$107,673 | \$102,652 |
| 2025 Estimated Median Household Income | \$74,847 | \$75,309 | \$74,276 |
| 2025 Annual Household Expenditure | \$32.93 M | \$349.83 M | \$705.09 M |
| 2025 Annual Household Retail Expenditure | \$17.15 M | \$177.64 M | \$359.93 M |



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