



FOR SALE OR LEASE

5513 U.S. 2

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Priest River, ID 83856

PRESENTED BY:

GUY D. BYRD
Designated Broker
guy.byrd@svn.com

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$625,000
LEASE RATE:	\$18/SF/YR \$4,119/Month
AVAILABLE SF:	2,746 SF
LOT SIZE:	0.39 Acres 16,988 SF
ZONING:	Commercial
APN:	RPR00000238901A
CAP RATE:	7.91%
NOI:	\$49,428

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PROPERTY OVERVIEW

This freestanding building offers 2,746 square feet of professional office space, complete with a drive-through. It is located in the Timberline Center, anchored by Ace Hardware and Mitchell Harvest Foods. The property has operated as a bank for the past 37 years, demonstrating strong deposits and consistent annual growth.

PROPERTY HIGHLIGHTS

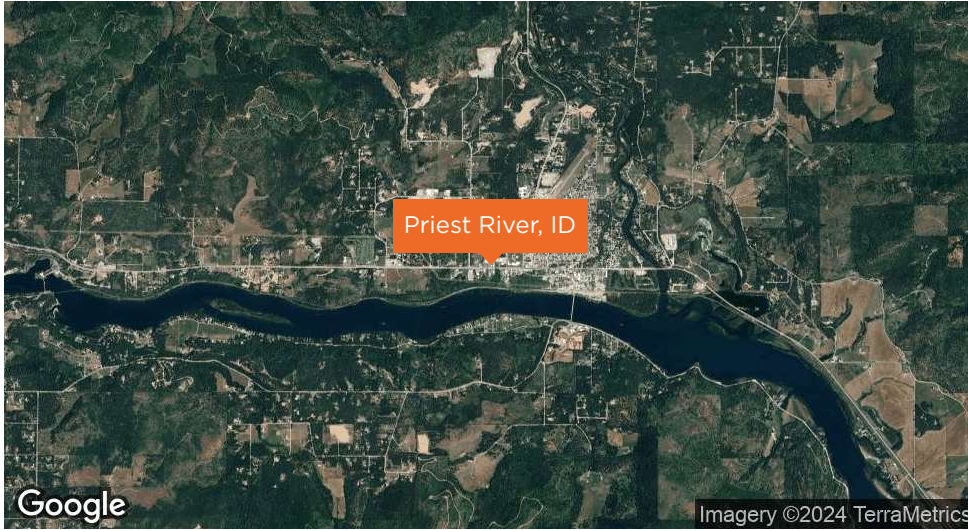
- Prime location in the Timberline Center, anchored by high-traffic tenants like Ace Hardware and Mitchell Harvest Foods.
- 2,746 square feet of professional office space, with a drive-through, ideal for banking or other service-oriented businesses.
- Long-standing history as a bank for 37 years, featuring strong deposit records and steady annual growth.
- High visibility and easy access from Highway 2, a major thoroughfare in Priest River.
- Flexibility for conversion into a restaurant or retail space, with its open floor plan, drive-thru and high-visibility location

INTERIOR PHOTOS



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PRIEST RIVER, IDAHO



PRIEST RIVER, ID

Priest River, Idaho, is a charming town nestled along the banks of the Priest River and surrounded by the stunning Selkirk Mountains. Known for its outdoor recreational opportunities, the area offers activities like fishing, boating, and hiking, making it a haven for nature lovers. With its close-knit community and growing local economy, Priest River is an attractive destination for both residents and investors looking to enjoy the beauty of North Idaho.

LOCATION DETAILS

STATE	Idaho
COUNTY	Bonner
PROXIMITY TO MAJOR CITIES	45 miles north of Coeur d'Alene 75 miles northeast of Spokane
TRANSPORTATION	US Highway 2, connecting the town to larger cities
POPULATION	Around 1,800 residents
LOCAL AMENITIES	Range of local businesses, restaurants, and shops

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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

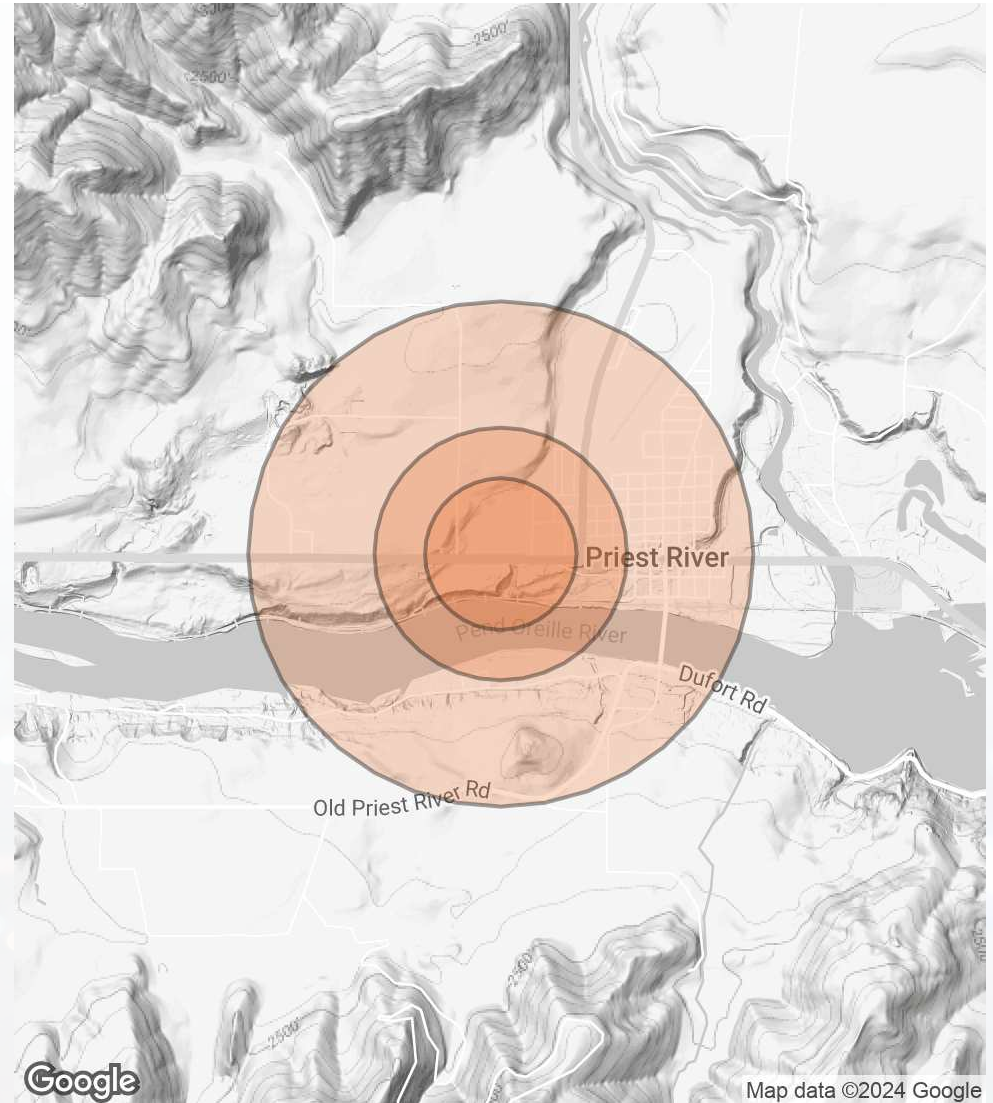
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	91	556	1,627
AVERAGE AGE	44	43	44
AVERAGE AGE (MALE)	43	43	43
AVERAGE AGE (FEMALE)	45	44	45

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	40	246	704
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$63,591	\$60,879	\$71,872
AVERAGE HOUSE VALUE	\$320,877	\$310,099	\$335,997

Demographics data derived from AlphaMap



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ADVISOR BIO



GUY D. BYRD

Designated Broker

guy.byrd@svn.com

Direct: **509.953.5109**

ID #DB35767 // WA #17968

PROFESSIONAL BACKGROUND

Guy is the founder, owner and Managing Director of SVN Cornerstone in Spokane, WA. Guy specializes in the retail and industrial sectors of Commercial Real Estate including property sales, leasing and development on behalf of his regional and national clients.

Guy continues to be an active CCIM Candidate, member of ICSC, and Greater Spokane Inc., and is a former president and current member of the Spokane Commercial Real Estate Traders Club. He is also involved with the community in support of Public and Parochial Schools on which he has served on numerous boards, panels and fundraising campaigns.

EDUCATION

Bachelor of Arts degree in Business Marketing from Montana State University
Designated Broker's Real Estate License in the States of Washington and Idaho

MEMBERSHIPS

SVN | Cornerstone

1311 N. Washington Street Suite D
Spokane, WA 99201
509.321.2000

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