

# HIGH VISIBILITY RETAIL/OFFICE BUILDING FOR LEASE



Offered at  
**\$1.00**  
**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

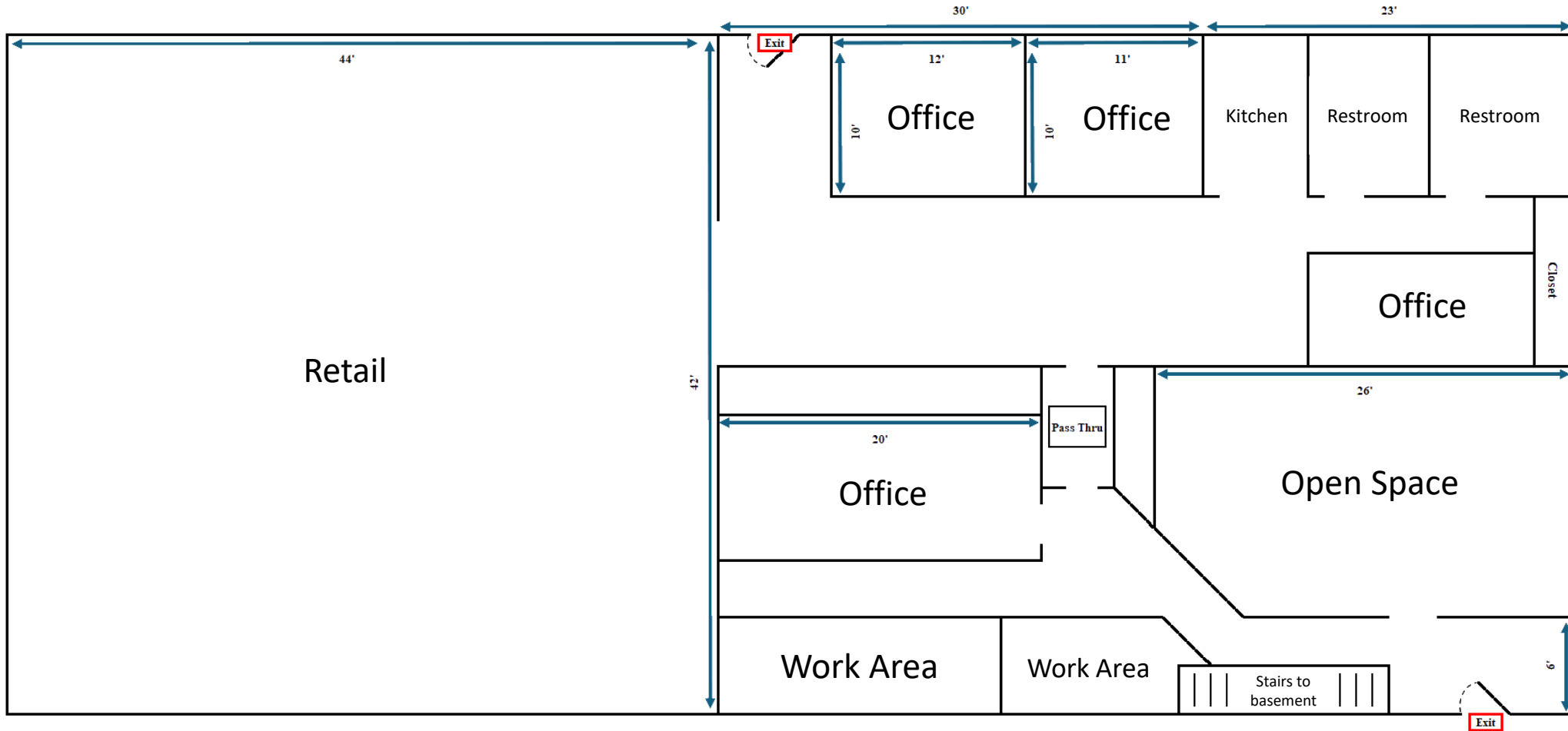
**CCIMTEAM.COM**



**KIEMLE  
HAGOOD**  
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[View Location](#)

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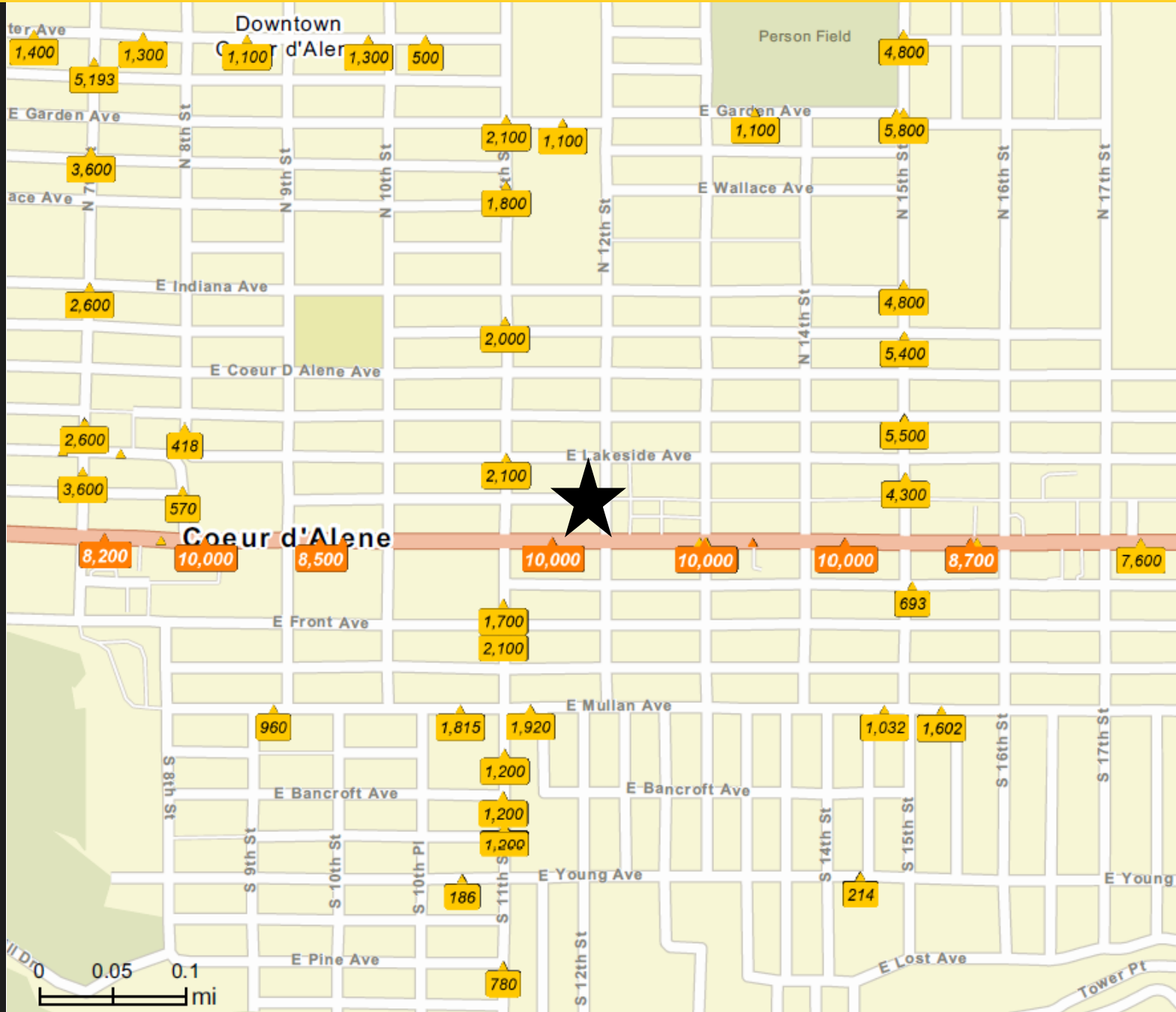
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# TRAFFIC COUNTS

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



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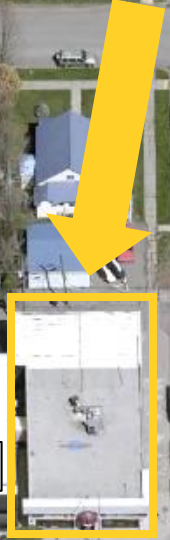
Lakeside Avenue

12th Street

123h Street

11th Street

Sherman Avenue



Myofascial Massage

AESTHETICA  
*Spa & Beauty Bar*

SPARTACUS  
COINS  
BULLION  
COLLECTIBLES

BODY GLOW  
CREATIVE



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

Lakeside Foods  
Lean Bean Coffee  
Idaho Liquor  
Rogers Ice Cream

CdA Cider Company  
Gear Garage CdA  
Lavendar Sun  
Lakeside Market

Terraform Wellness

FIVE STAR  
PAINTING  
a neighborhood company

PRECISION  
FITNESS

Family Life Center

EXXON

Schmidt's  
Burgers

Coeur d'Alene  
BUDGET SAVER  
MOTEL

Silverlake  
AUTOMOTIVE

MOON TIME  
Traditional Food and Ale  
Coeur d'Alene, Idaho  
208.662.7291

Jimmy's  
Down the Street  
RESTAURANT

ccimteam.com

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

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OFFICE LOCATIONS

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

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