

CAR WASH FOR SALE (FACILITY ONLY)

WITH ADDITIONAL BUSINESS VALUE INCOME - TOURS BY APPT. ONLY - PLEASE DND TENANTS

1114 N. 3RD ST.
COEUR D'ALENE, ID 83814



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OFFERING SUMMARY

Price \$1,950,000

Cap Rate 5.75%

Available Immediately

*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 McEuen 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

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PROPERTY DETAILS

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

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

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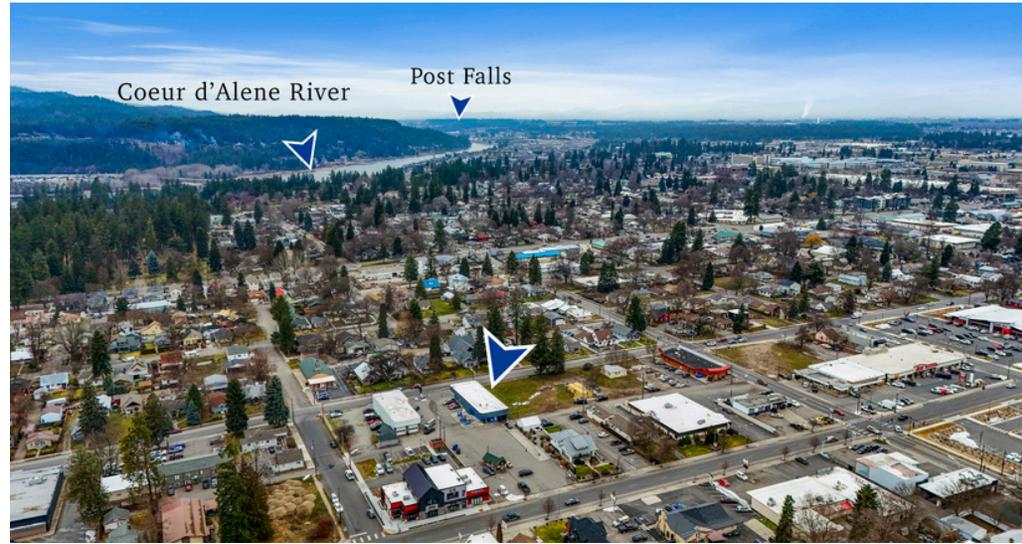
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Hayden - 5.9 miles

Post Falls - 9.4 miles

Spokane - 33.1 miles

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DEMOGRAPHICS

1 MILE

3 MILE

Population	11,614	42,493
Households	5,239	18,453
Median Age	39	41
Median HH Income	\$56,729	\$56,382
Daytime Employees	21,692	38,231
Population Growth '24-'29	18.31%	18.06%
Household Growth '24-'29	17.96%	17.76%

COLLECTION STREET

TRAFFIC VOL

N. 4 th St.	16,400
E. Harrison Ave.	15,116
N. 3 rd 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.



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