

FOR SALE



HISTORIC DOWNTOWN 7-UNIT

1006 E SHERMAN AVE | COEUR D'ALENE, ID 83814



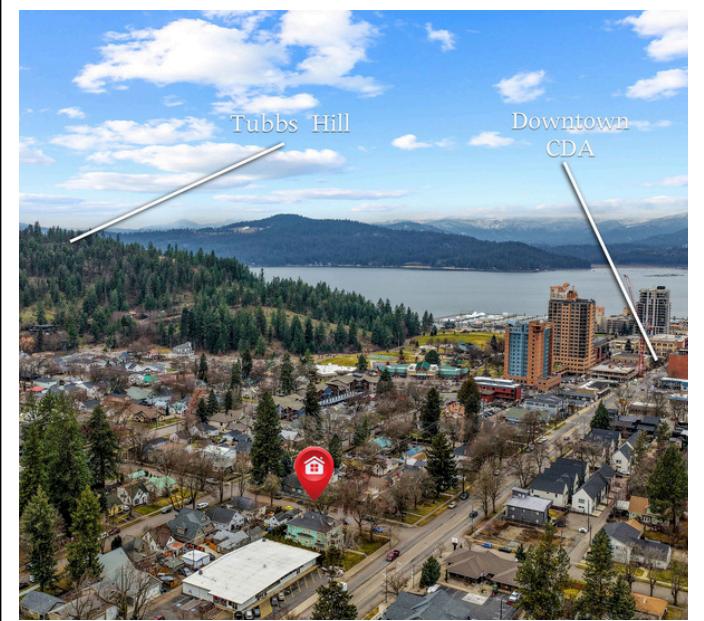
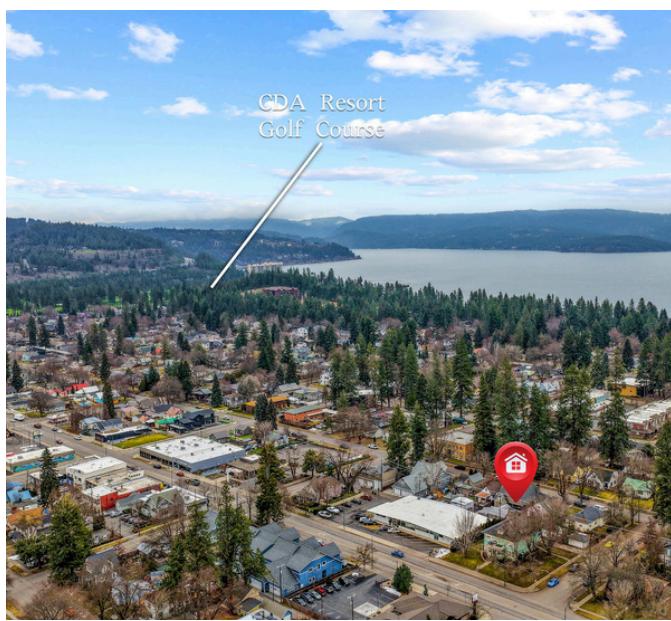
CAMERON EDMAN
REALTOR®

📞 (208) 409-5532
✉️ cameron@bhhsjacklin.com

**BERKSHIRE
HATHAWAY** | JACKLIN
REAL ESTATE

 **COMMERCIAL DIVISION™**

PROPERTY SUMMARY



PROPERTY DETAILS

LIST PRICE:	\$1,200,000
BUILDING SIZE:	5,673 SF±
LOT SIZE:	.24 ACRES
PARCEL #:	149176
ZONING:	C17
YEAR BUILT:	1921
TAXES (2025):	\$5,589

CONTACT



Cameron Edman
REALTOR®
☎ (208) 409-5532
✉ cameron@bhhsjacklin.com

PROPERTY OVERVIEW

A beautifully preserved Victorian-style 7-unit multifamily asset in the heart of downtown Coeur d'Alene, ID, offering stable long-term income, future potential, and classic architectural character. Located along the Sherman Avenue corridor and within walking distance of restaurants, shops, parks, and the waterfront, the property benefits from strong rental demand in one of the most beautiful cities in the Northwest.

PROPERTY HIGHLIGHTS

- 7 UNIQUE AND INDIVIDUALLY METERED UNITS
- HISTORIC AND CHARMING BUILDING
- LOCATED IN DOWNTOWN COEUR D'ALENE
- FULLY OCCUPIED WITH LONG TERM TENANTS

CLICK TO VIEW FULL PROPERTY SITE & PHOTOS

EXTERIOR PHOTOS



CAMERON EDMAN | (208) 409-5532





1 MILE RADIUS			3 MILE RADIUS			5 MILE RADIUS		
POP.	TOTAL RETAIL EXPENDITURE	AVG. HOUSEHOLD INC.	POP.	TOTAL RETAIL EXPENDITURE	AVG. HOUSEHOLD INC.	POP.	TOTAL RETAIL EXPENDITURE	AVG. HOUSEHOLD INC.
20,000	\$150M	\$85,000	45,000	\$850M	\$75,000	60,000	\$1.5B	\$71,000



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.



LOCATION DESCRIPTION

Coeur d'Alene is the economic, cultural, and lifestyle center of North Idaho, known for its strong population growth, tourism-driven economy, and highly desirable quality of life. Anchored by Lake Coeur d'Alene and a vibrant downtown core, the city continues to attract residents, visitors, and investment capital from across the Pacific Northwest and beyond.

Kootenai County is one of Idaho's fastest-growing counties, supported by in-migration, regional employment growth, and long-term demand for housing and services. Limited land availability, geographic constraints, and controlled development patterns contribute to a supply-constrained environment that has supported sustained real estate demand across asset classes.

LOCATION DETAILS

COUNTY:	KOOTENAI
POPULATION GROWTH:	One of Idaho's fastest growing cities with 1.88% annual population growth
TOURISM & LIFESTYLE:	Renowned for Lake Coeur d'Alene, outdoor recreation, and a thriving downtown district
ACCESSIBILITY:	Conveniently located near I-90 and Highway 95, connecting to Spokane, Post Falls, and regional destinations.