

LAKE CDA APARTMENTS

219 E Coeur d'Alene Lake Dr, Coeur d'Alene | ID 83814



Zach Davis

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OFFERING PRICE

\$2,100,000



OFFERING DETAILS

Property Description	LAKE CDA APARTMENTS
Building Size	4,978 Sq. Ft.
Units	12
1 Bedroom Units	3
Studio Units	9
Laundry Facility	1

Sale Price	\$2,100,000
Net Operating Income	\$159,703
Cap Rate	6.5%
Occupancy	89%







STRONG TENANT BASE PROPERTY

Lake CDA Apartments is a 4,978 SF multifamily property on a 0.43 acre parcel in east downtown Coeur d'Alene. The fully furnished asset includes 12 units consisting of 9 studios and 3 one bedroom apartments, plus an on-site laundry facility and manager's office. Recent upgrades include new interior and exterior paint, modern fixtures, updated kitchenettes, and a new TPO roof. Rents range from \$1,300 to \$1,800 per month, with two one bedroom units generating over \$4,000 monthly as Airbnbs. Ideally located next to Michael D's, across from Vantage Brewing, and adjacent to the Coeur d'Alene Resort Golf Course, the property blends tenant appeal with strong investment upside. The T-12 figures reflect an annual revenue of \$202,530 and -\$42,827 in expenses, producing an NOI of \$159,703 with an average occupancy of 89%. Zoned C17, the property offers mixed-use flexibility for residential or commercial applications.



PARKING SPACE PER UNIT INCLUDED



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NEW APARTMENTS
ONE MONTH FREE
208-214-8850

