

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



2

LAKE CDA APARTMENTS

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%**



ZACH DAVIS
REALTY GROUP

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Each office is independently owned and operated







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 Airbnb. 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.

STRONG TENANT BASE PROPERTY



PARKING SPACE PER UNIT INCLUDED



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