



## RETAIL/OFFICE SPACE

Total Building Size: ±45,840 SF

Total Lot Size: ±3.858 Acres

Parcel #: C816001001A / C816001004A

Year Built: 1985

Centrally Located in Coeur d'Alene

Highway 95 Frontage Location

Excellent Ingress/Egress, Exposure and Parking

### SUITE 11

**LEASE RATE** | \$1.75 PSF / Month

**LEASE TYPE** | Modified Gross

**SPACE SIZE** | ±1,150 SF

#### Modified Gross Lease

Tenant is responsible for base rent plus gas, electricity, garbage, phone, data, interior janitorial and \$35 per month HVAC service fee.

**Call listing agent to schedule a tour**

## Sunset Village

296 W. Sunset Avenue  
Coeur d'Alene, ID 83815

**View  
Location**



**PAT EBERLIN**  
208.215.1375

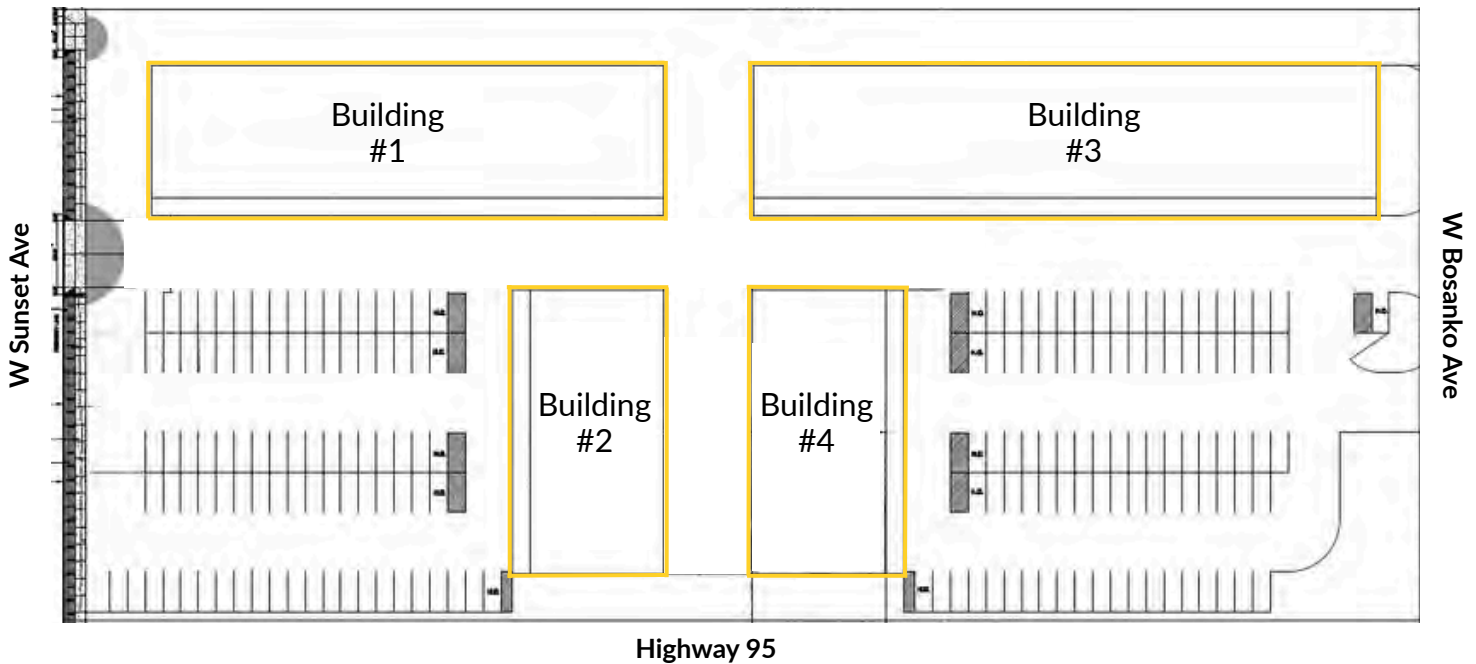
pat.eberlin@kiemleahagood.com

**KIEMLE  
HAGOOD**



# Sunset Village

296 W. Sunset Avenue  
Coeur d'Alene, ID 83815



## Neighboring Tenants:



Las Chavelas  
AAA - Coeur d'Alene  
Sandbaggerz Golf

The Barbershop  
Coeur d'Alene Wigs  
And Many More!

Bedrock Jewelers  
The Beauty Lounge



## SITE PLAN



## Sunset Village

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PAT EBERLIN  
208.215.1375 [pat.eberlin@kiemlehagood.com](mailto:pat.eberlin@kiemlehagood.com)

**KIEMLE**  
HAGOOD

1579 W. RIVERSTONE DRIVE, SUITE 102  
COEUR D'ALENE, ID 83814

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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