

MIXED-USE SITE FOR LEASE

ccimteam.com

📍 4020 N Huetter Road,
Coeur d'Alene, ID 83814

Offered at

**Please see last page for
outlines and lease rates**

Extremely high visibility property for lease just off Huetter Road with 700 feet of frontage on Interstate 90 with traffic counts of 59,000 cars per day. The 3 acre lot is graveled and has an asphalt driveway. Property is fully fenced with a security gate. Approx. 300 feet of fencing doesn't have privacy slats, for I-90 visibility. The property owner is currently working on a zone change to Commercial with the County, but many uses can be used with the current Conditional Use Permit.

📞 **CRAIG HUNTER**
208.929.2929
hunter@ccim.net



CCIMTEAM.COM

**KIEMLE
HAGOOD**

1579 W Riverstone Drive
Suite 102
Coeur d'Alene, ID 83814





Property is on a private water/septic system. Internet and telephone available. Standard power to site that can be upgraded. Large 5,760 sf covered storage area on the east side of the property. As you pull in from the gate, there is a separate staging/storage area.

- Parcel: 50N04W045500
- AIN: 142509

ccimteam.com



4020 N Huetter Road,
Coeur d'Alene, ID 83814



CRAIG HUNTER

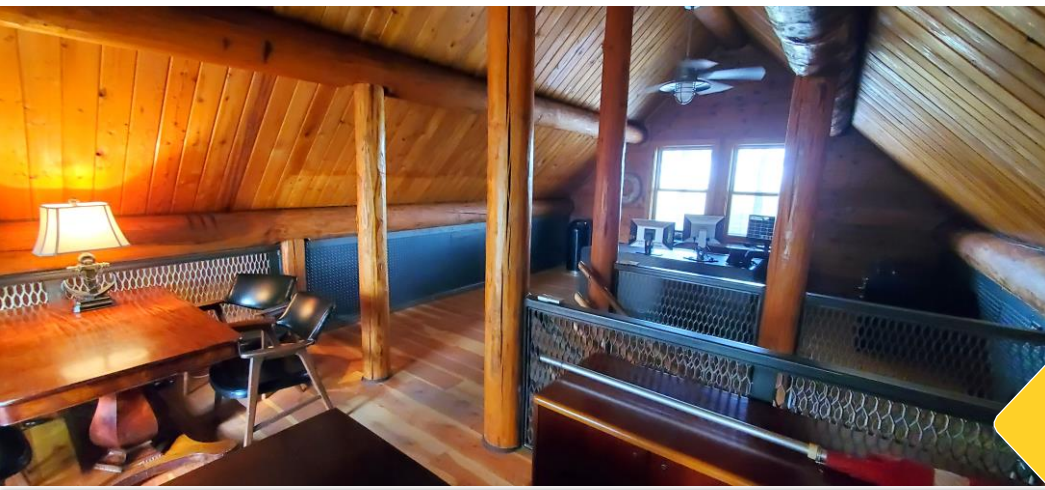
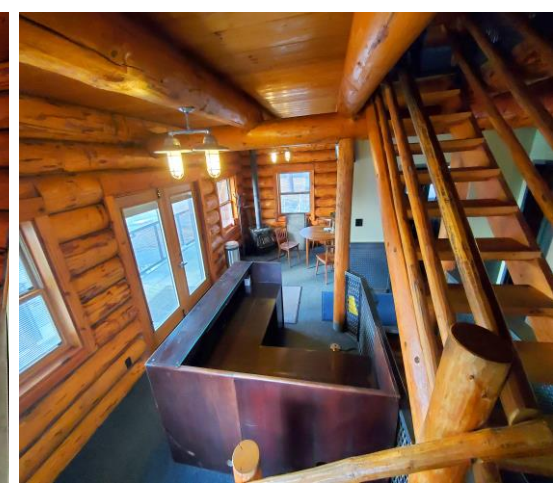
208.929.2929 hunter@ccim.net

CCIMTEAM.COM

**KIEMLE
HAGOOD**



ccimteam.com



The 1,560 sf log home on site has been converted to a commercial office and features a reception area, small kitchen, restroom and one office on the main level. The upper level is an open office area with a balcony facing I-90. There is also a full basement with has an area used for storage, including washer/dryer hookups and another separate office space. Office has central air and can be heated by gas furnace or a wood stove.

4020 N Huetter Road,
Coeur d'Alene, ID 83814

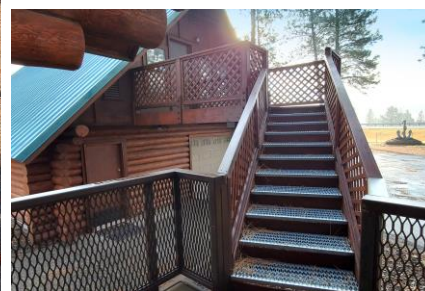


CRAIG HUNTER

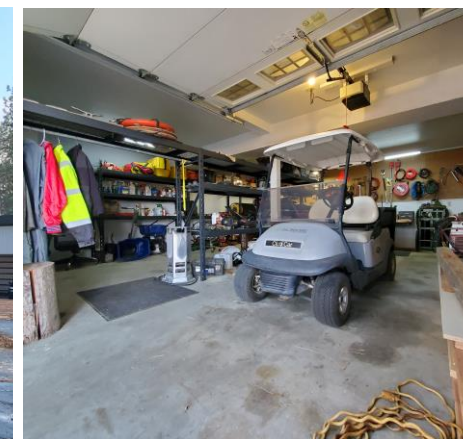
208.929.2929 hunter@ccim.net

CCIMTEAM.COM

**KIEMLE
HAGOOD**



There is a 624 sf detached shop with an additional 312 sf office suite on the upper level that's currently used as a conference room. The garage space is open, heated and insulated with an 8x10 roll up door and a separate entrance.



4020 N Huetter Road,
Coeur d'Alene, ID 83814



CRAIG HUNTER

208.929.2929 hunter@ccim.net

CCIMTEAM.COM

**KIEMLE
HAGOOD**

Seltice Way

Huetter Road

Interstate 90

ccimteam.com

 **CRAIG HUNTER**
208.929.2929
hunter@ccim.net



CCIMTEAM.COM

KIEMLE
HAGOOD

1579 W Riverstone Drive
Suite 102
Coeur d'Alene, ID 83814



Data is deemed reliable, no warranties or representations expressed or implied. Broker not responsible for changes, errors, omissions, or prior sale without notice. All critical measurements shall be done by Lessee or Buyer.



Interstate 90

Huettner Road

ccimteam.com

- 5.6 miles to the Coeur d'Alene Airport
- 35 miles to the Spokane International Airport

- 2.5 miles to the Highway 41 interchange
- 3.5 miles to U.S Highway 95

 **CRAIG HUNTER**
208.929.2929
hunter@ccim.net



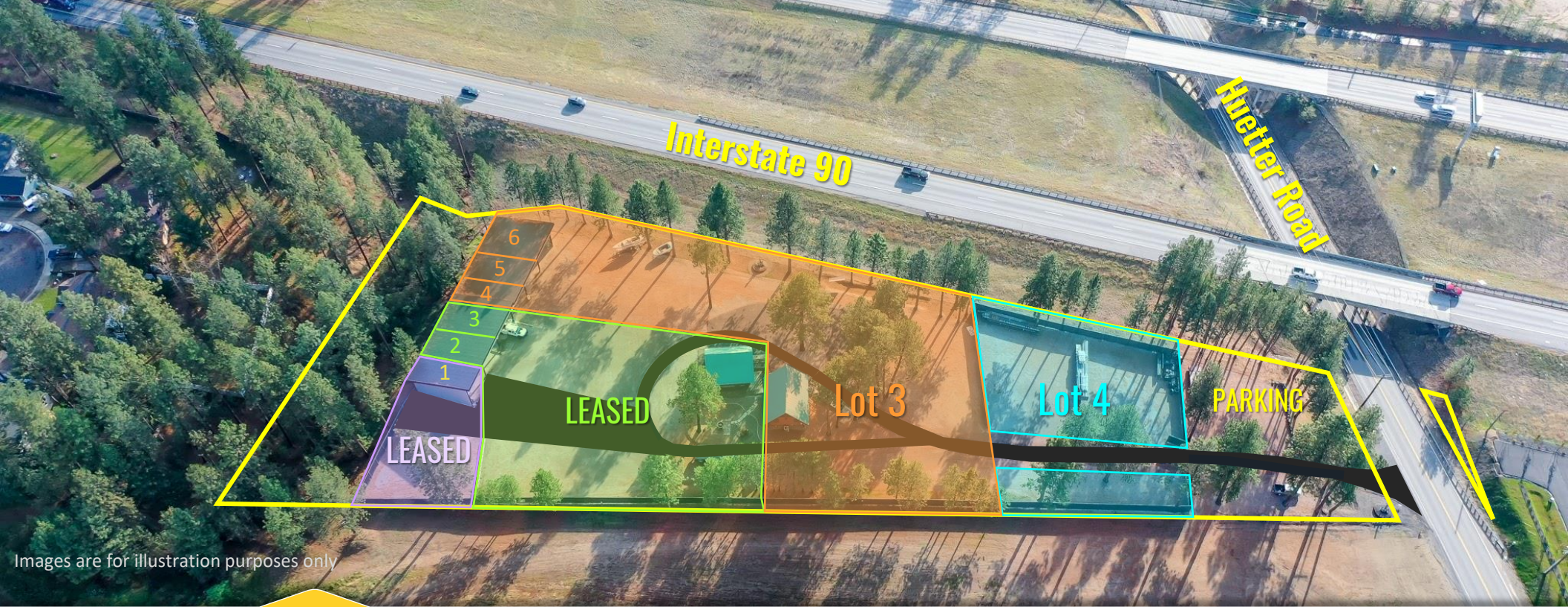
CCIMTEAM.COM

KIEMLE
HAGOOD

1579 W Riverstone Drive
Suite 102
Coeur d'Alene, ID 83814



Data is deemed reliable, no warranties or representations expressed or implied. Broker not responsible for changes, errors, omissions, or prior sale without notice. All critical measurements shall be done by Lessee or Buyer.



- Lot 1: 1 Bay and 0.11 Acres
LEASED

- Lot 2: 2 Bays, 624 sf Shop, 312 sf office on 0.51 Acres
LEASED

- Lot 3: 3 Bays, 1,560 sf Office on approx. 1 Acre
\$4,500 Per Month, NNN

- Lot 4: 0.32 Acres
\$1,500 Per Month, NNN

4020 N Huetter Road
Coeur d'Alene, ID 83814

CRAIG HUNTER, CCIM
208.929.2929
hunter@ccim.net
CCIMTEAM.COM

OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves.

Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.



**KIEMLE
HAGOOD**
1579 W RIVERSTONE DRIVE
SUITE 102
COEUR D'ALENE, ID 83814