

FOR SALE

CAP RATE 8.26%

LONG TERM GSA LEASED INVESTMENT

12740 & 12770 US Highway 12 | Orofino, ID 83544



KIEMLE
HAGOOD

Offering Price **\$3,598,000**
N01 **\$297,307**

OFFICE BUILDING	±9,270 SF
WAREHOUSE BUILDING	±8,350 SF
TOTAL BUILDING SIZE	±17,620 SF
LOT SIZE	±2.36 Acres
PARCEL NO.	RPA0775002000CA, LRA0775002000AA
ZONING	MXD, Mixed Use District

ERIK NELSON, SIOR

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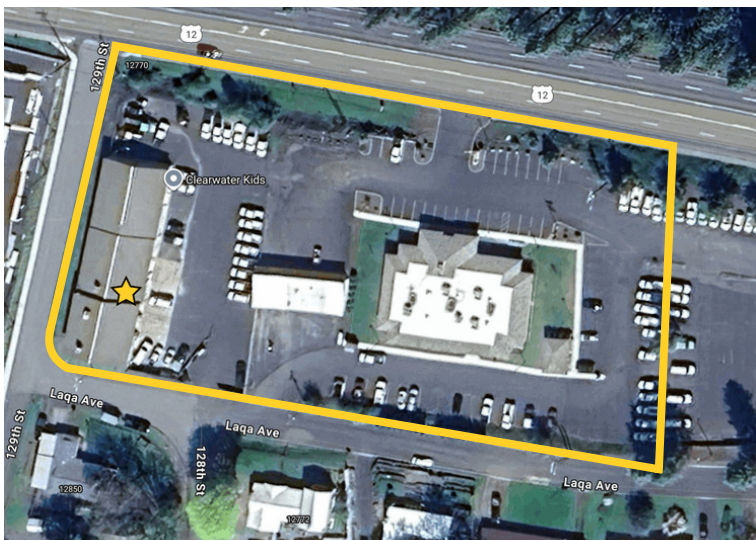
PROPERTY OVERVIEW | FLOOR PLAN

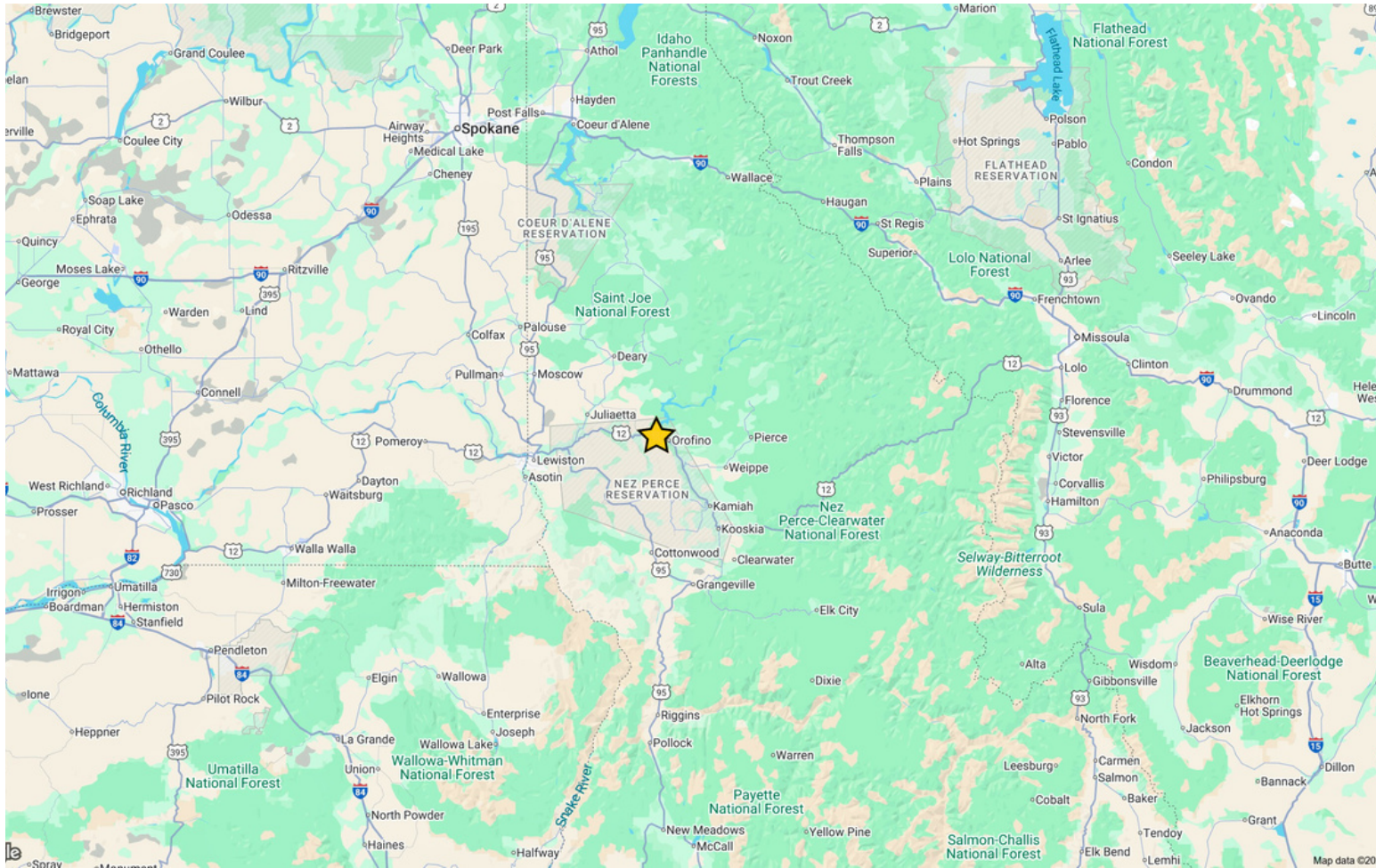
LONG TERM GSA LEASED INVESTMENT **FOR SALE**

Office Building 9,270 square feet

Warehouse Building 8,350 square feet

Lease with the U.S. Forest Service (Expiration August 31, 2034)





LONG TERM GSA LEASED INVESTMENT

[VIEW LOCATION](#)

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OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400
SPOKANE WA 99201