

FOR LEASE



SUNSET VILLAGE

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



PAT EBERLIN
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KIEMLEHAGOOD

LEASE RATE | \$1.75 PSF /Month

LEASE TYPE | Modified Gross

AVAILABLE SUITES

SUITE 10 | ±1,550 SF

SUITE 11 | ±1,150 SF

SUITE 27 | ±1,145 SF

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

TOTAL BUILDING SIZE | ±45,840 SF

TOTAL LOT SIZE | ±3.858 AC

YEAR BUILT | 1985

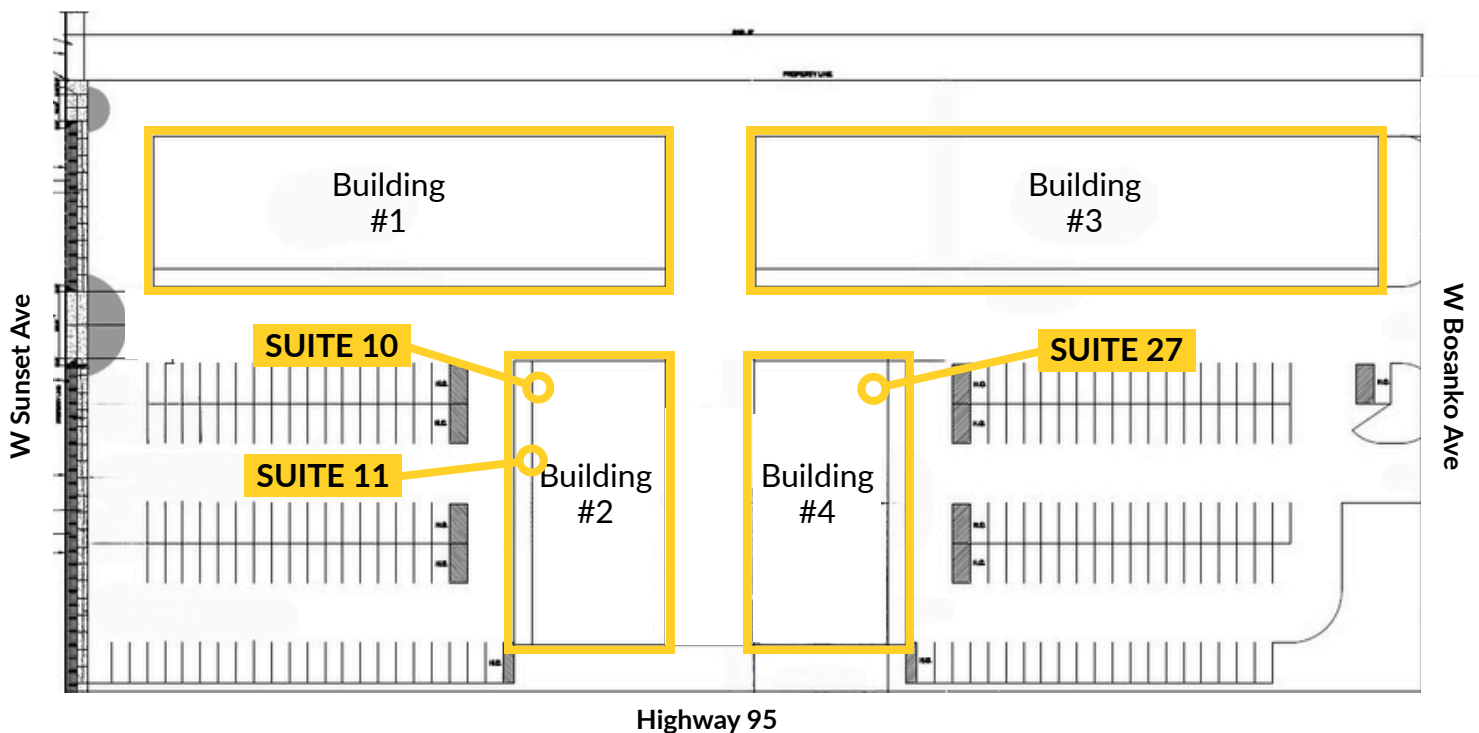
PARCEL NO. | C816001001A,
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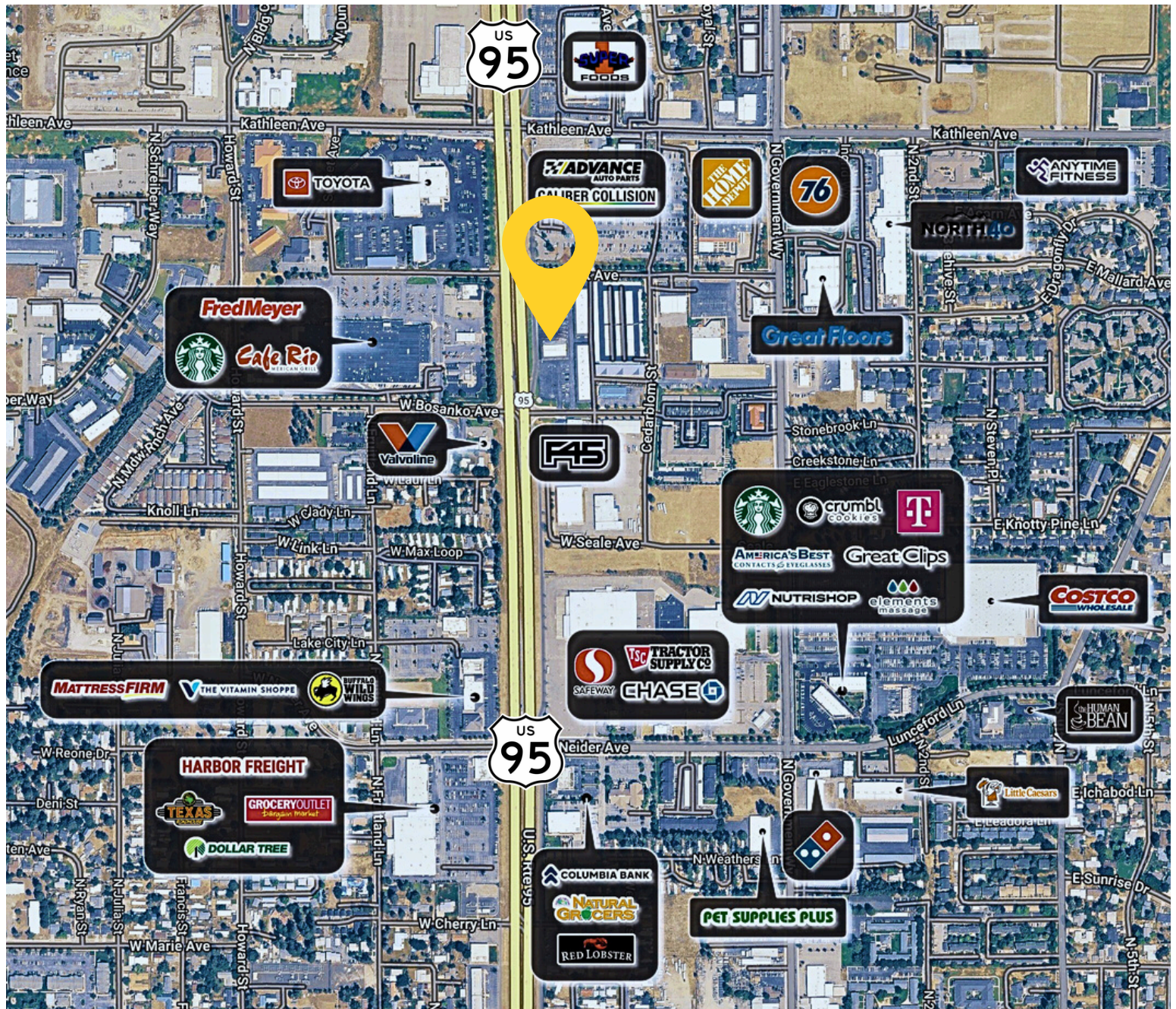
- Centrally Located in Coeur d'Alene
- Highway 95 Frontage Location
- Excellent ingress/Egress, Exposure and Parking

SITE PLAN

RETAIL / OFFICE SPACE **FOR LEASE**

This high visibility commercial property features approximately $\pm 45,840$ square feet on a ± 3.858 acre site, built in 1985 and centrally located in Coeur d'Alene with frontage along Highway 95. The opportunity offers excellent ingress and egress, strong exposure to traffic, and ample on-site parking, making it well suited for a variety of commercial uses.





NEIGHBORING TENANTS:



Las Chavelas
AAA - Coeur d'Alene
Sandbaggerz Golf
Outer Limits

The Barbershop
Coeur d'Alene Wigs
Bedrock Jewelers
The Beauty Lounge

Reignite Health NW
Pink Thread
And Many More!



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VIEW LOCATION



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OFFICE LOCATIONS

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

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