

FOR SALE

SINGLE TENANT NNN INVESTMENT

405 W Canfield Avenue | Coeur d'Alene, ID 83815

KIEMLEHAGOOD

ERIK NELSON, SIOR

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OFFERING PRICE **\$3,250,000**

BUILDING SIZE	±6,859 SF
YEAR BUILT	2005
LOT SIZE	±50,094 SF
PARCEL NO.	C82730010040
ZONING	C-17
TENANT	McKenzie River Pizza
LEASED UNTIL	7/31/2033

Sale includes Idaho Liquor License (currently liquor license lease in place with McKenzie River Pizza)

NOI **\$192,288**
CAP RATE **5.91%**

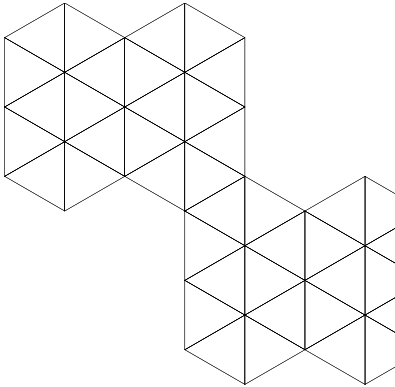
This well positioned single tenant commercial property offers ±6,859 square feet of building space on a generous ±50,094 square foot lot. Situated on a high traffic corner near Silver Lake Plaza and Silver Lake Mall, the site benefits from excellent visibility and consistent vehicle exposure. The property's strategic location and ample site size make it well suited for a variety of commercial uses, offering both convenience and strong accessibility for customers and employees.





DEMOGRAPHICS

	1 MI	3 MI	5 MI	10 MI
EST POPULATION 2025	6,503	61,714	93,524	161,492
PROJ. POPULATION 2030	6,445	65,114	98,822	173,788
EST. HOUSEHOLDS	2,608	25,293	38,659	64,759
MEDIAN AGE	40.1	40.3	40.6	40.1
2025 AVERAGE HHI	\$107,606	\$99,811	\$105,402	\$106,654
2025 MEDIAN HHI	\$86,755	\$79,359	\$80,675	\$83,225



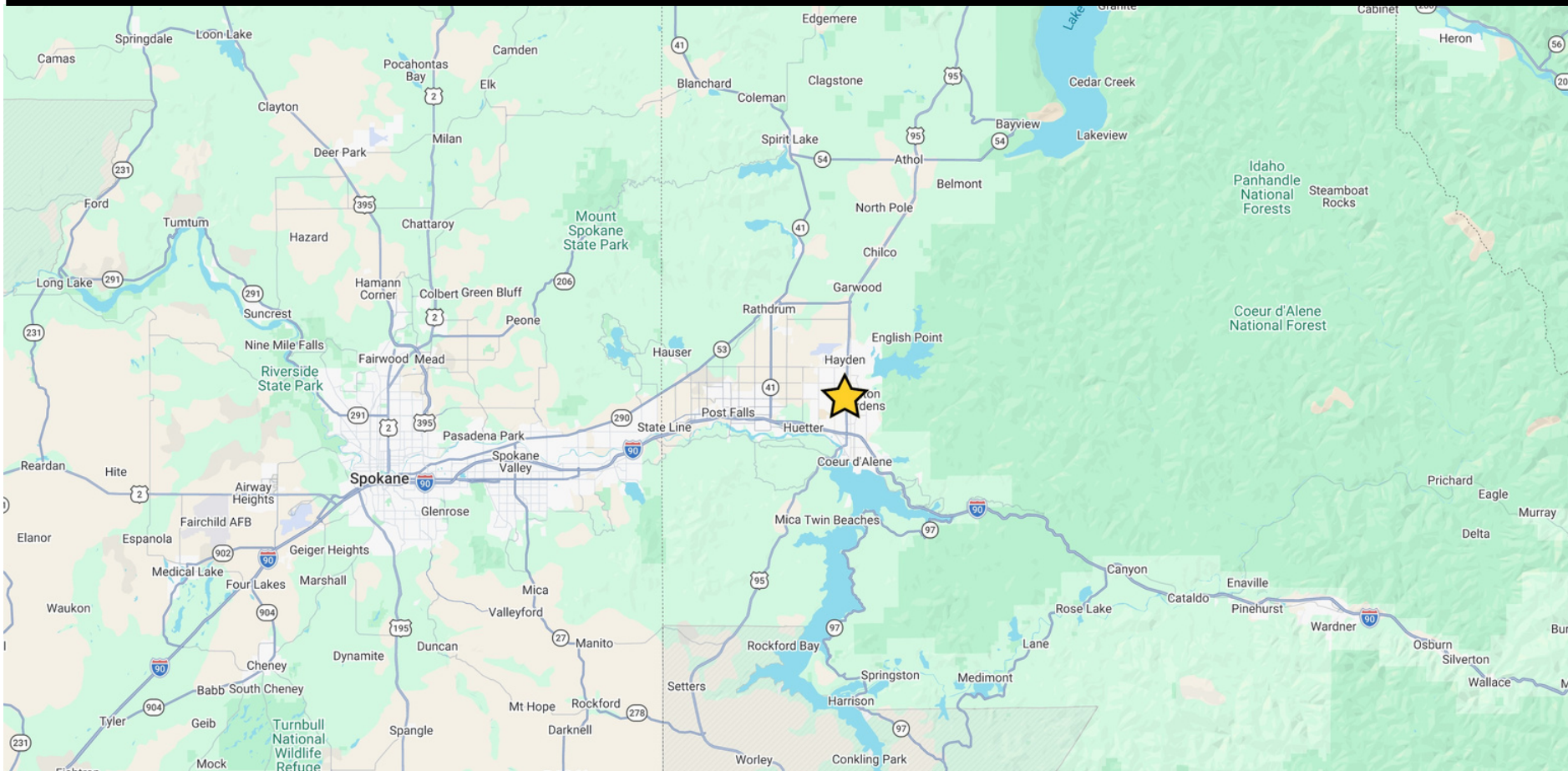




VIEW LOCATION



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