

FOR SALE



Historic Downtown Sandpoint
208 North 1st Avenue, Sandpoint, ID 83864

**KIEMLE
HAGOOD**

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DESCRIPTION

Rare downtown Sandpoint opportunity, approximate 10,000 SF two story commercial building, recent full rehabilitation, parking to rear plus on street parking on 1st Avenue, presently used and occupied by local church but simple functional layout can accommodate a variety of commercial, office or retail uses.



[VIEW LOCATION](#)

SALE PRICE:
\$2,795,000

Building Size:
±10,000 SF (Over 2 floors)

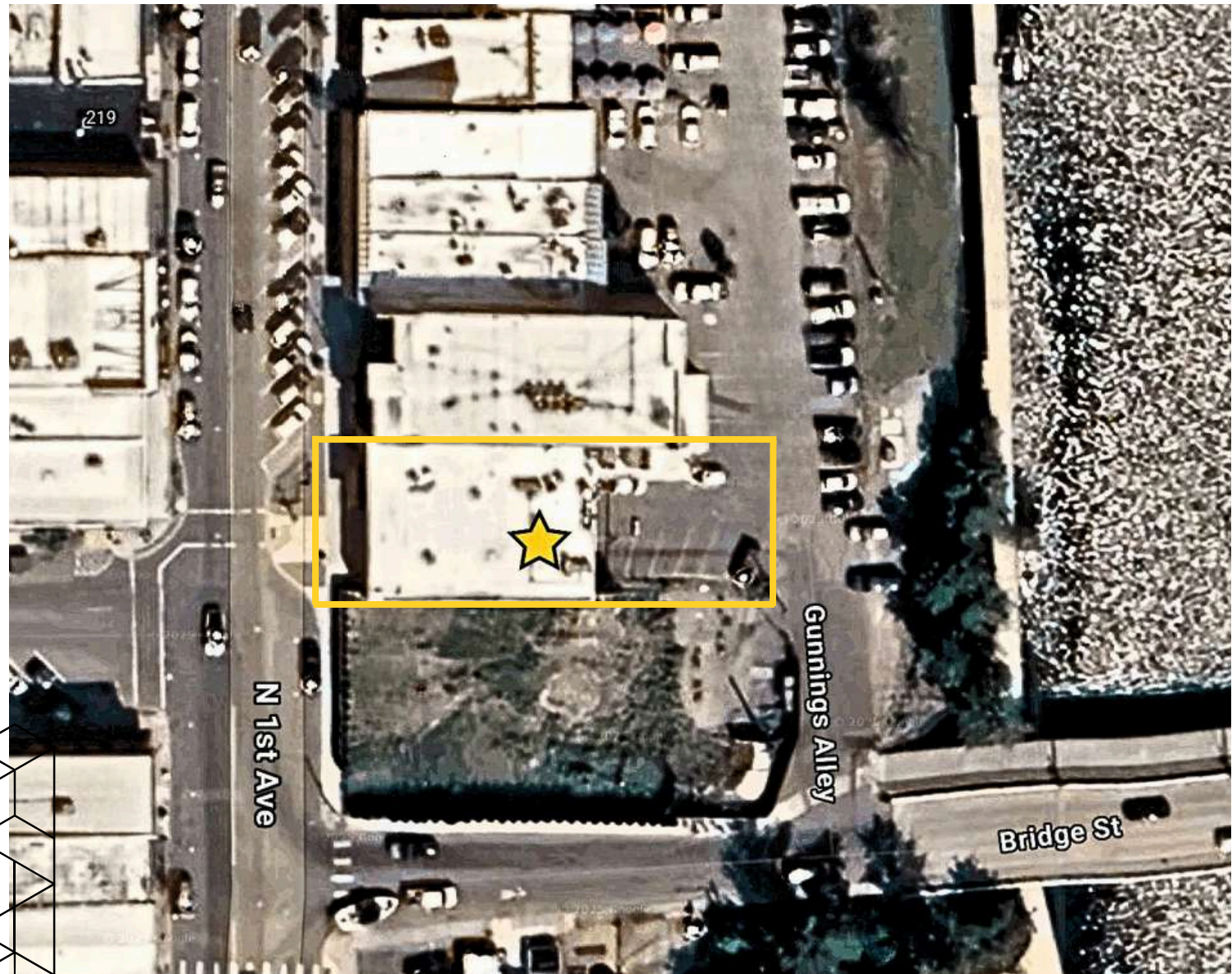
Parcel Size:
±8,842 SF

Zoning:
Commercial A

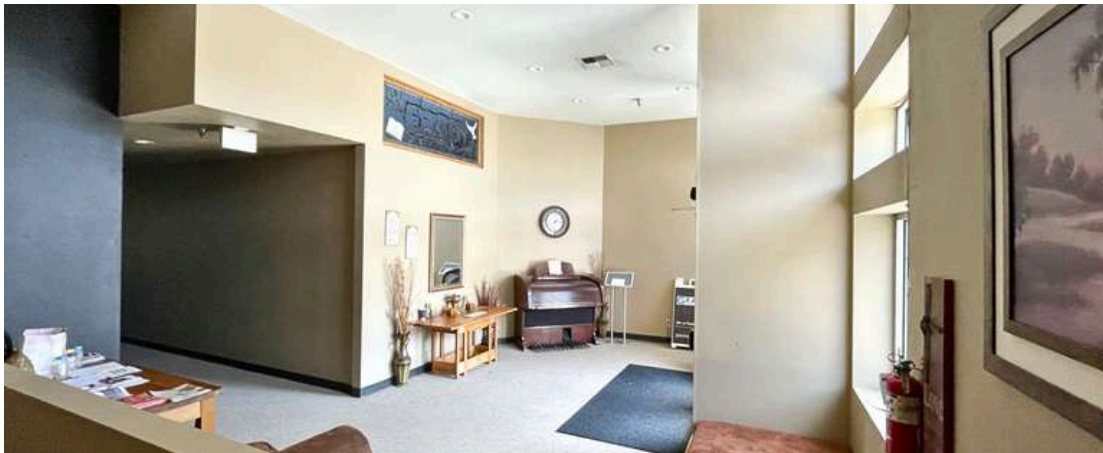
Year Built:
1905

Parking Stalls:
8

Signage:
Building Mounted Signage



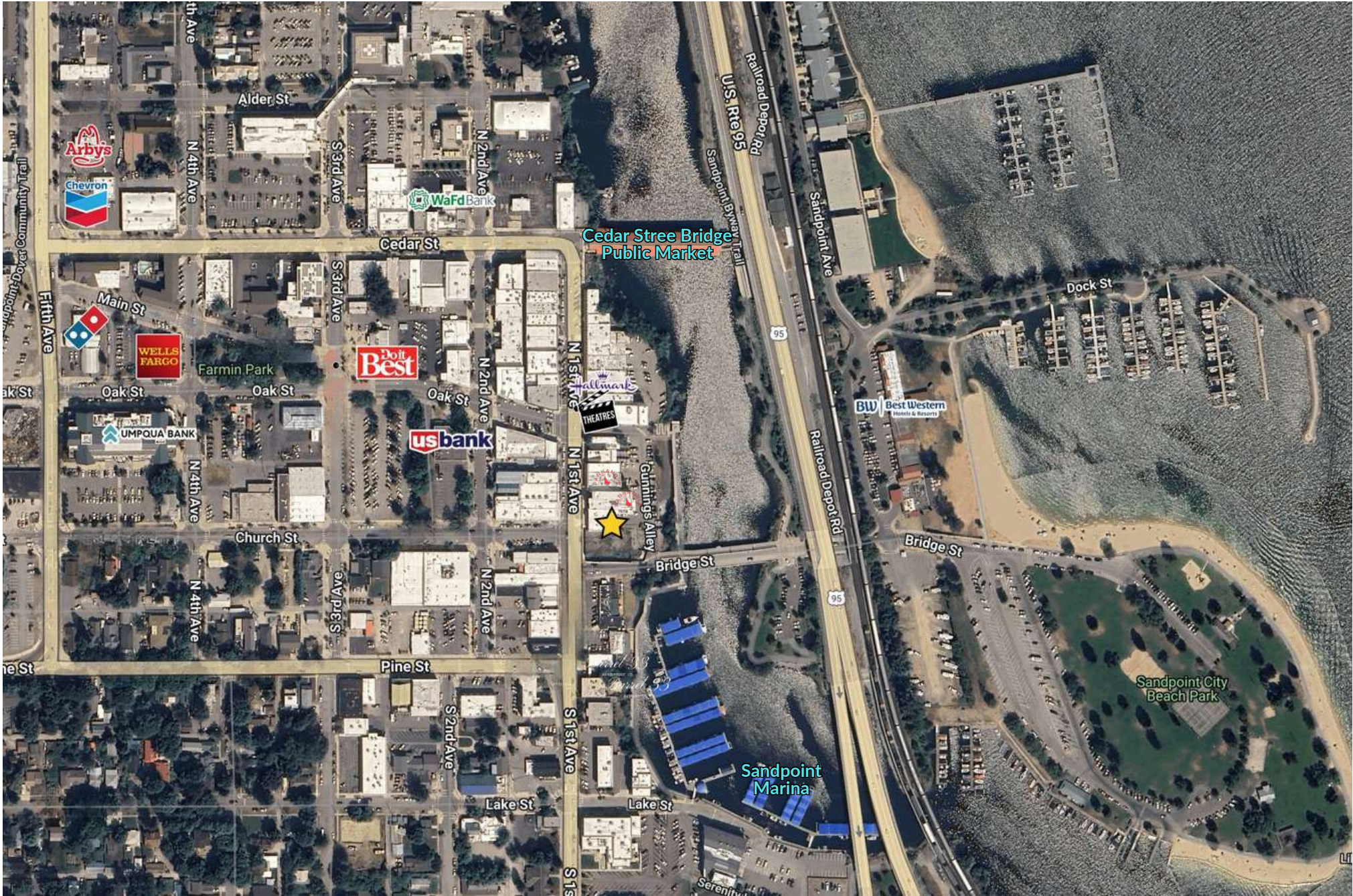
INTERIOR PHOTOS

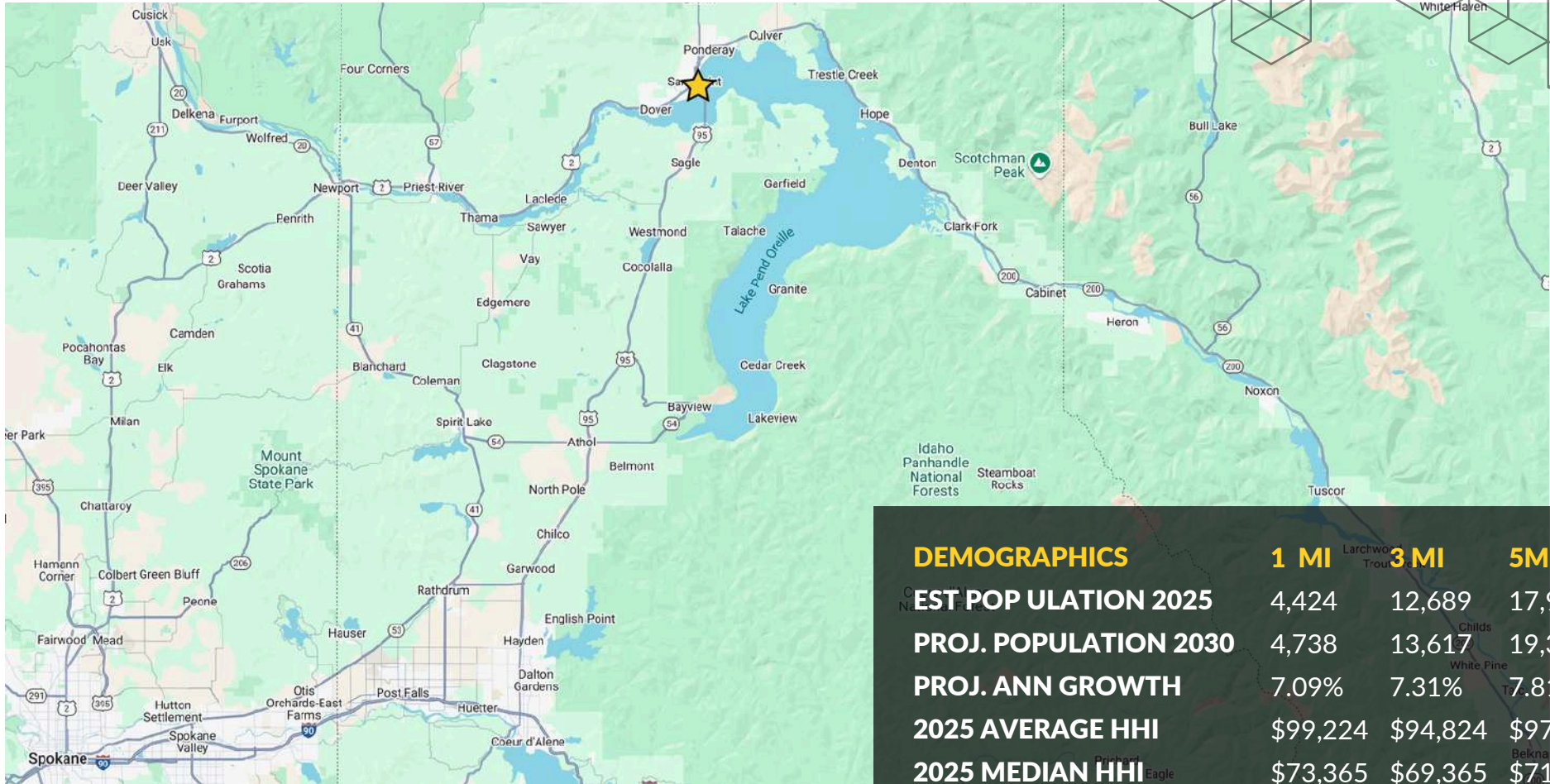


EXTERIOR PHOTOS



SURROUNDING AREA





DEMOGRAPHICS	1 MI	3 MI	5 MI
EST POPULATION 2025	4,424	12,689	17,984
PROJ. POPULATION 2030	4,738	13,617	19,390
PROJ. ANN GROWTH	7.09%	7.31%	7.81%
2025 AVERAGE HHI	\$99,224	\$94,824	\$97,084
2025 MEDIAN HHI	\$73,365	\$69,365	\$71,754

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

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