

FOR SALE

8-UNIT APARTMENT BUILDING

91 W Wyoming Avenue | Hayden, ID 83835

PROPERTY DETAILS:

- All 8 Units are currently occupied
- Each unit is 2 Bedrooms, 1 Bathroom with a covered parking stall and extra storage
- Lower units have private, fenced backyards
- The property has on-site, coin operated laundry facility on the lower level

**KIEMLE
HAGOOD**

REDUCED SALE PRICE | \$1,780,000

~~\$2,100,000~~

TOTAL BUILDING SIZE | ±6,560 SF

YEAR BUILT | 1975

TOTAL LOT SIZE | ±0.46 AC

PARCEL NO. | HL4550010010

ZONING | Commercial

JERAMIE TERZULLI

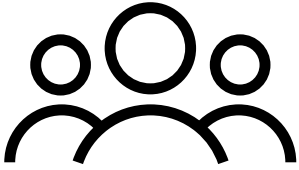
208.819.6004

jeramie.terzulli@kiemleahagood.com

ANTHONY "TONY" VILLELLI

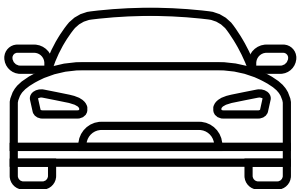
208.661.3044

tony.villelli@kiemleahagood.com



DEMOGRAPHICS

	1 MI	3 MI	5MI
EST POPULATION 2025	6,032	28,181	69,624
PROJ. POPULATION 2030	6,147	28,957	74,774
MEDIAN AGE	41.7	43.7	40.5
ADJ. DAYTIME DEMO	4,413	23,104	44,576
2025 AVERAGE HHI	\$117,473	\$119,598	\$108,996
2025 MEDIAN HHI	\$86,886	\$93,180	\$87,994

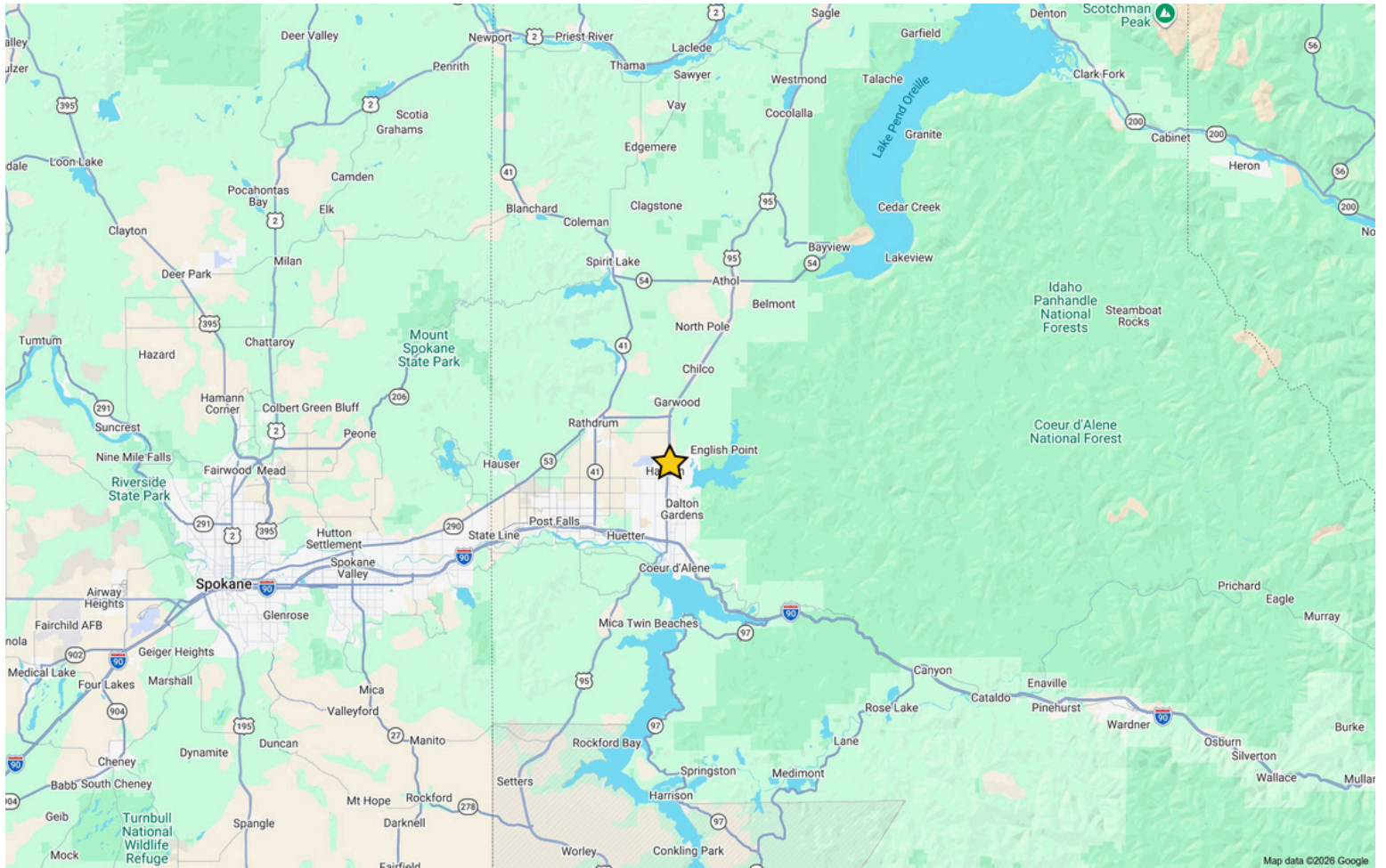


TRAFFIC COUNTS

*Average Daily Traffic

W Wyoming Avenue | ±2,164 ADT
 N Highway 95 | ±26,010 ADT
 N Government Way | ±4,971 ADT





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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