

FOR SALE



DOWNTOWN SANDPOINT OFFICE/RETAIL OPPORTUNITY

316 North 2nd Avenue, Sandpoint, ID 83864

KIEMLEHAGOOD

CHRIS SCHREIBER, CCIM
208.770.2593

chris.schreiber@kiemlehagood.com

FOR SALE

316 North 2nd Avenue
Sandpoint, ID 83864

SALE PRICE
\$1,200,000

Building Size:
±8,187 SF (2 floors)

Parcel Size:
±4,792 SF

APN:
RPS013102506AOA

Zoning:
Commercial A (CA)

Building Class:
B

Year Built:
1936, 2021

Signage:
Building Mounted Signage



VIEW LOCATION



DOWNTOWN SANDPOINT OFFICE/RETAIL OPPORTUNITY

High quality single or multi-tenant office/retail building in the heart of Downtown Sandpoint, ideally positioned near public parking, City Beach, and the vibrant shops, restaurants, and amenities that make Sandpoint a year-round destination for businesses, retailers, and visitors alike.

With a portion of the building already leased and producing income, this property offers immediate cash flow while presenting an excellent opportunity for an owner-user to occupy the main floor office/retail space or for an investor to lease the remaining vacancy. Offered at well below replacement cost, this is a compelling long-term investment in one of North Idaho's most sought-after markets.

INTERIOR PHOTOS

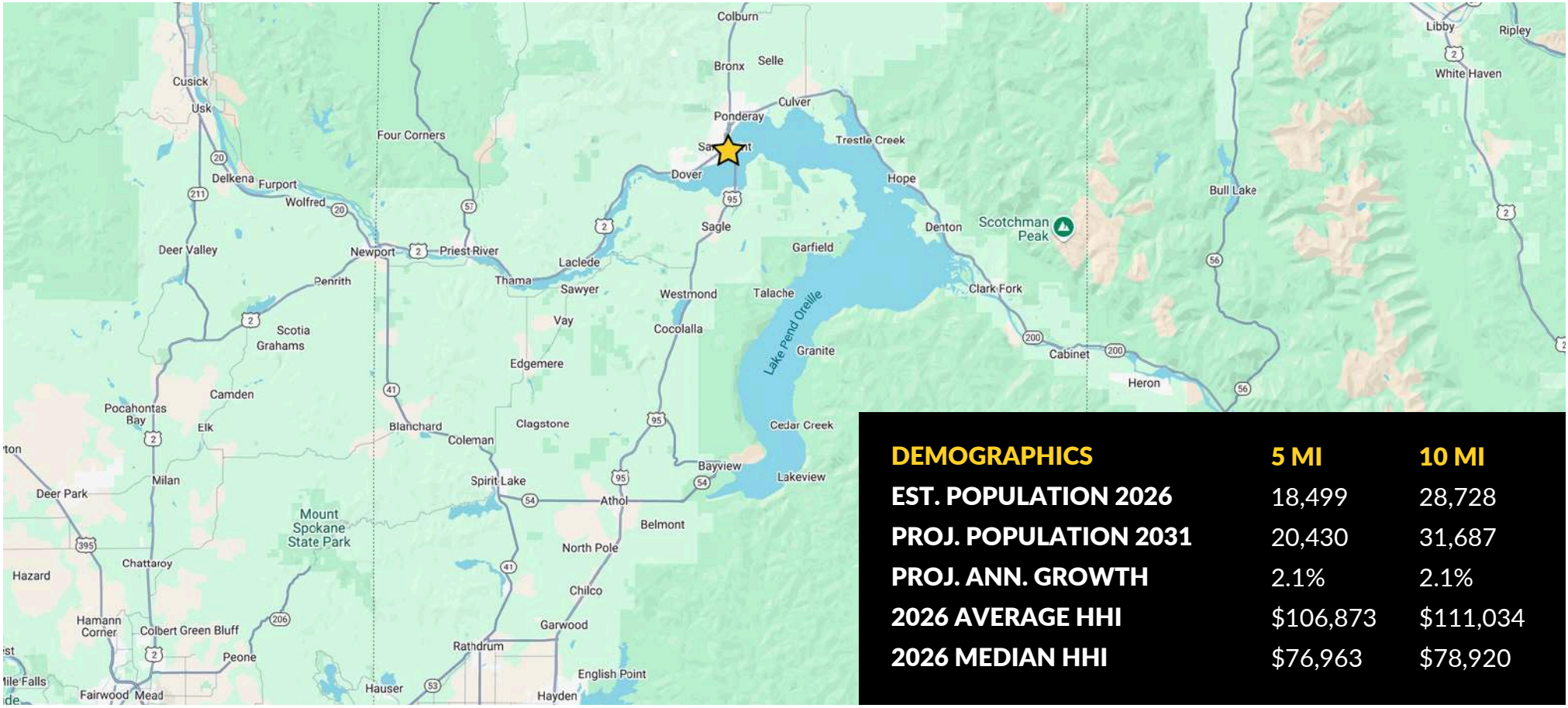


SURROUNDING AREA



DRIVE TIMES

Schweitzer Mountain	35 Min
Coeur d'Alene, ID	50 Min
Spokane, WA	1 Hr, 20 Min
Spokane International Airport (GEG)	1 Hr, 30 Min



DOWNTOWN SANDPOINT OFFICE/RETAIL OPPORTUNITY

316 North 2nd Avenue | Sandpoint, ID 83864

CHRIS SCHREIBER, CCIM
 208.770.2593
chris.schreiber@kiemlehagood.com

No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others; if you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

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

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