

# CAR WASH FOR SALE WITH COFFEE SHOP RENTAL INCOME

1114 N. 3<sup>rd</sup> St. Coeur d'Alene, ID

**CDA Touchless Car  
Wash & Detail**

**The Daily Brew  
Coffee Stand**

**\*TOURS BY APPT. ONLY - PLEASE DND TENANTS\***

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1114 N. 3<sup>RD</sup> ST.  
COEUR D'ALENE, ID 83814



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## OFFERING SUMMARY

### Purchase Includes:

- Entire parcel/land value
- Car Wash Facility
- Rental Income from existing coffee shop

### Price:

- \$1,950,000
- Financials can be shared with qualified offer or NDA

 **[PROPERTY VIDEO - CLICK HERE](#)**

1114 N. 3rd St. is ideally located in a vibrant, highly accessible corridor in the heart of Coeur d'Alene, surrounded by residential neighborhoods, established businesses, and major commercial hubs. Just minutes from Downtown CDA and close to I-90 and Government Way, the property benefits from strong traffic flow and proximity to retailers, restaurants, coffee shops, service businesses, hotels, and medical offices. With McEven Park, the Coeur d'Alene Resort, and Lake CDA only a short drive away, this location offers exceptional visibility in one of North Idaho's fastest-growing districts. The property has a strong history of business success, and financials are available upon request. Tenants may use existing equipment or transform the space to fit their business model. Please do not disturb tenant, on-site staff are unaware of live listing.

**STEVEN DAINES**  
**SETH PETERSON**

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## PROPERTY DETAILS

\*AVISTA INSTALLED NEW INTERIOR AND EXTERIOR LIGHTS FOR ENERGY SAVING PROGRAM

<b>LAND AREA</b>	0.69 AC	<b>ZONING</b>	C-17	<b>YEAR BUILT</b>	1980
<b>LAND SFT</b>	30,056 SFT	<b>PIN</b>	C4815000003A	<b>CLASS</b>	C
<b>TENANCY</b>	MULTI	<b>PARKING</b>	15 STALLS	<b>CONSTRUCTION</b>	MASONRY

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Post Falls - 9.4 miles

Hayden - 5.9 miles

Spokane - 33.1 miles

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## DEMOGRAPHICS

### 1 MILE

### 3 MILE

Population	11,614	42,493
Households	5,239	18,453
Median Age	39	41
Median HH Income	\$56,729	\$56,382
Daytime Employees	21,692	38,231
Population Growth '24-'29	18.31%	18.06%
Household Growth '24-'29	17.96%	17.76%

## COLLECTION STREET

## TRAFFIC VOL

N. 4 <sup>th</sup> St.	16,400
E. Harrison Ave.	15,116
N. 3 <sup>rd</sup> St.	13,700

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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