

FOR LEASE COMMERCIAL SPACE

116 N 1ST AVE
SANDPOINT, ID 83864

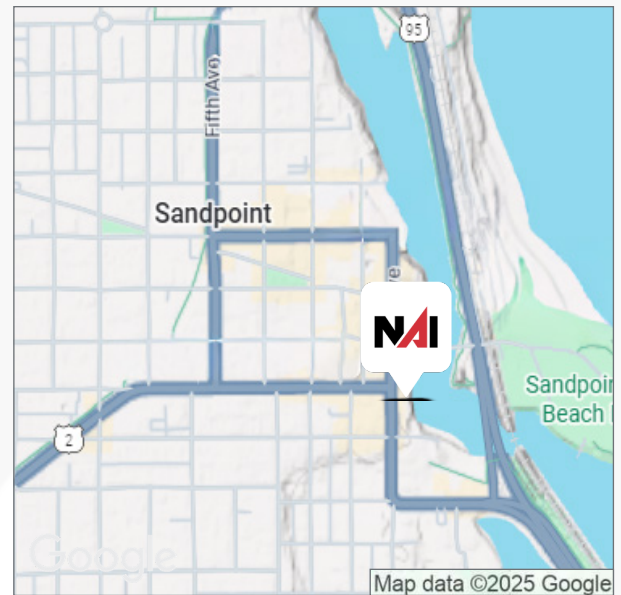


PROPERTY HIGHLIGHTS

- Building Size: +/- 1,624 SF
- Terrace: +/- 690 SF
- Current NNN Estimated: \$5 (Excluding Utilities)

PROPERTY OVERVIEW

Located in the heart of downtown Sandpoint, 116 N 1st Ave offers exceptional street-facing exposure on one of the area's most active corridors. This versatile commercial property is situated among local retailers, boutique shops and restaurants, providing strong pedestrian traffic and visibility. The space presents a rare opportunity for office, retail or professional use in a dynamic and walkable community setting just steps from Lake Pend Oreille and local amenities. This property is ideal for businesses seeking a highly visible address in a thriving small-town market.



Current Rent \$2,444.75 NNN

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NAI Black

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**Floorplans are for illustration purposes only*

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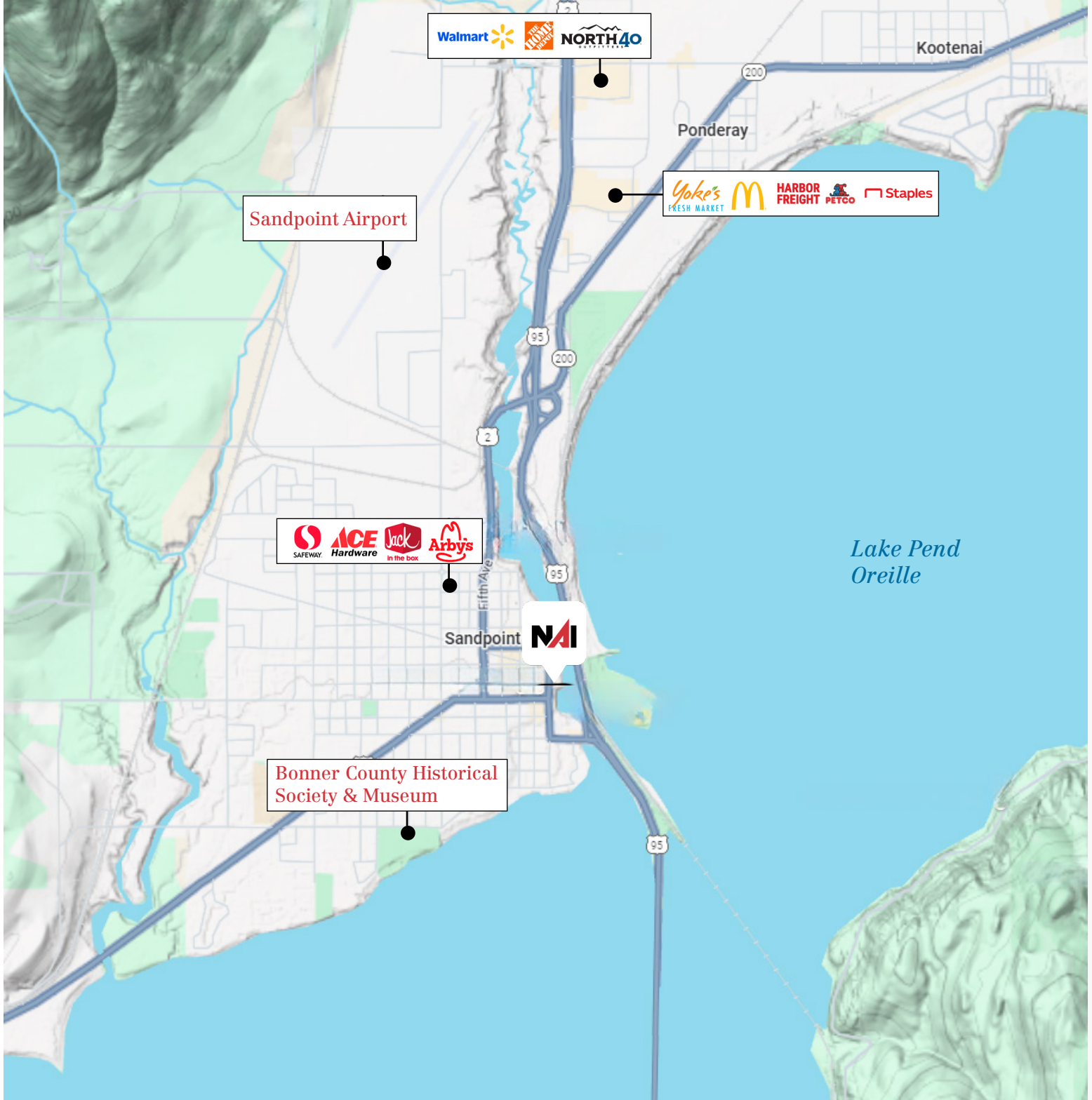
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