



FOR SALE

WATERFRONT MULTI-FAMILY

KIEMLEHAGOOD

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THE OFFERING

Waterfront Multi-Family

This nearly completed 4-unit waterfront property is an amazing value-add opportunity! At approximately .95 acres and 95 feet of waterfrontage, this recreationally zoned property allows for short term rentals or full time living. Two units are ready for carpet and final trim work, the other two are drywalled and painted, ready for cabinets and finish work. Besides the 4 new units, there is a charming old 3-bedroom, 2-bath cabin on the property. A short 15-minute bike ride gets you across the long bridge to Powder Hound Pizza and all the other fun in downtown Sandpoint!

THE OFFERING

1

Parcel

2

Buildings

5

Total Units

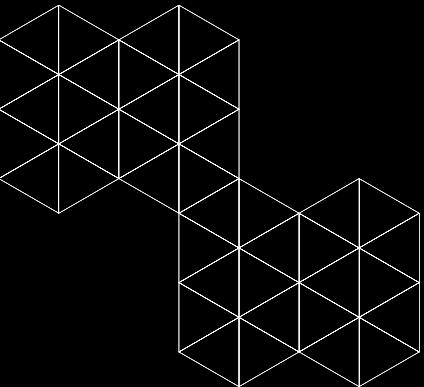
±8,346

Total Building Square Feet



OFFERING PRICE

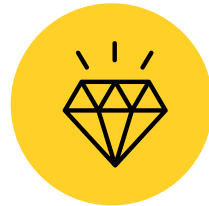
\$2,750,000





STRONG ECONOMIC GROWTH

- Located in one of North Idaho's fastest-growing recreational corridors
- Benefiting from year-round tourism tied to Sandpoint's surging economy
- High demand for waterfront lodging and short-term accommodations



EXCEPTIONAL LOCATION

- Premier waterfront with frontage
- Diversified income streams
- Multi-Building property offering potential for long or short term rental positioning



PRIME TOURISM

- Easy access to downtown Sandpoint, Schweitzer Mountain Resort, U.S. 95, and regional amenities
- Strong year-round draw from boating, skiing, hiking, and regional events



SITE DESCRIPTION

PROPERTY ADDRESS

45 Waterside Lane Sagle, ID, 83860

LAND AREA (AC) ±0.95 Acres

LAND AREA (SF) ±41,382 SF

PARCEL RP0023401001D0A

ZONING Recreational

BUILDING AREA (SF) ±8,346 SF

BUILDINGS 2 Buildings

FOURPLEX AREA (SF) ±6,656 SF

CABIN AREA (SF) ±1,690 SF

PROPERTY PHOTOS



FOURPLEX PHOTOS



CABIN PHOTOS

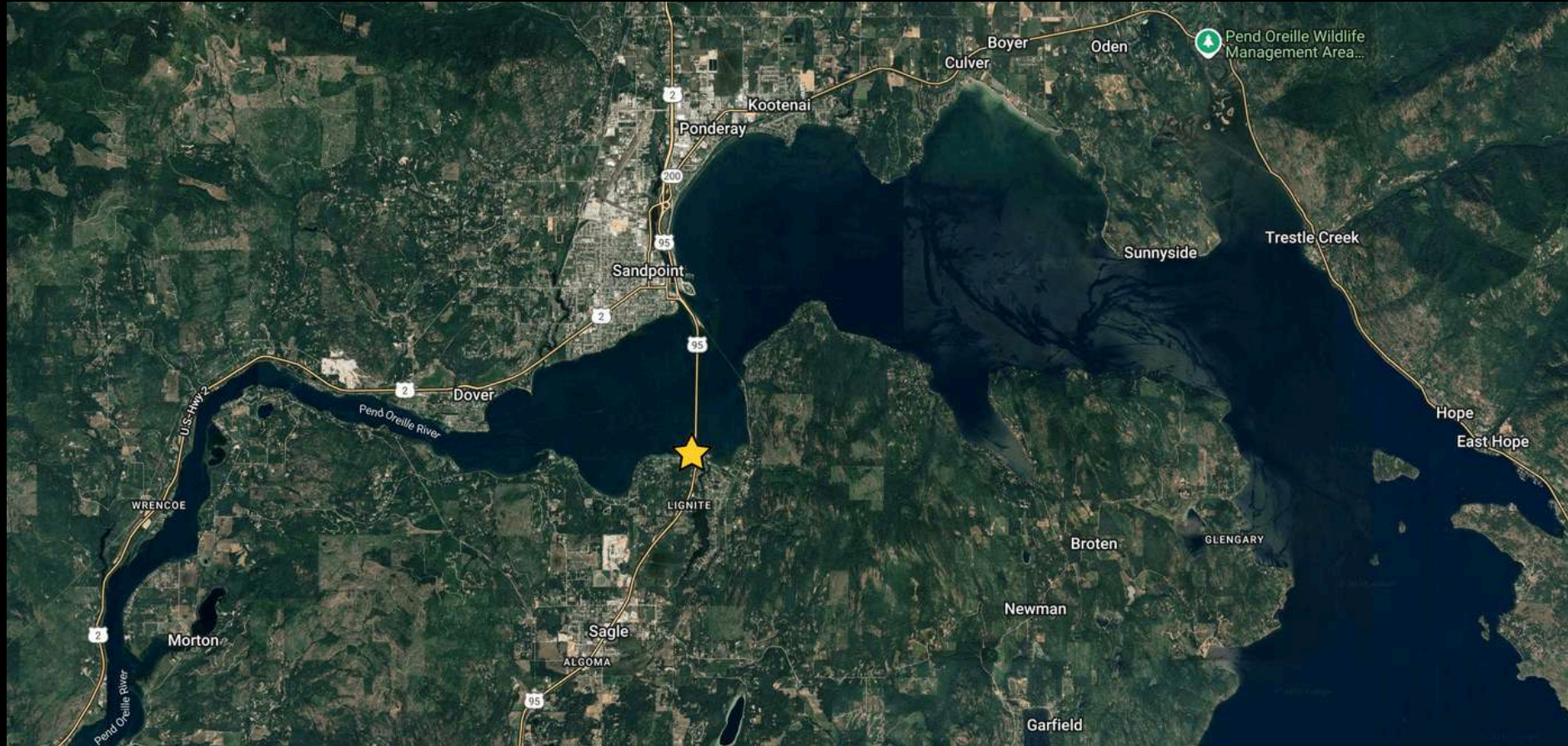


2025 DEMOGRAPHICS

	1 Mile Radius	2 Mile Radius	3 Mile Radius
2025 Estimate Population	795	8,368	17,330
2030 Projected Population	848	8,908	18,700
2025 - 2030 Projected Annual Growth	1.30%	1.30%	1.60%
2020 - 2025 Historic Annual Growth	-	-	0.80%
2025 Estimated Households	328	3,600	7,362
2025 Estimated Average Household Income	\$107,026	\$107,673	\$102,652
2025 Estimated Median Household Income	\$74,847	\$75,309	\$74,276
2025 Annual Household Expenditure	\$32.93 M	\$349.83 M	\$705.09 M
2025 Annual Household Retail Expenditure	\$17.15 M	\$177.64 M	\$359.93 M



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