

# FOR SALE



## SINGLE TENANT NNN INVESTMENT

405 W Canfield Avenue | Coeur d'Alene, ID 83815

**KIEMLEHAGOOD**

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## PROPERTY OVERVIEW

SINGLE TENANT NNN INVESTMENT **FOR SALE**

*Offering Price* \$3,500,000

<b>BUILDING SIZE</b>		±6,859 SF
<b>YEAR BUILT</b>		2005
<b>LOT SIZE</b>		±50,094 SF
<b>PARCEL NO.</b>		C82730010040
<b>ZONING</b>		C-17
<b>TENANT</b>		McKenzie River Pizza
<b>LEASED UNTIL</b>		7/31/2033

- Sale includes Idaho Liquor License (currently liquor license lease in place with McKenzie River Pizza).

**NOI** **\$186,687.25**  
**CAP RATE** **5.33%**

This well positioned single tenant commercial property offers ±6,859 square feet of building space on a generous ±50,094 square foot lot. Situated on a high traffic corner near Silver Lake Plaza and Silver Lake Mall, the site benefits from excellent visibility and consistent vehicle exposure. The property's strategic location and ample site size make it well suited for a variety of commercial uses, offering both convenience and strong accessibility for customers and employees.





**DEMOGRAPHICS**

**EST POPULATION 2025**

**PROJ. POPULATION 2030**

**EST. HOUSEHOLDS**

**MEDIAN AGE**

**2025 AVERAGE HHI**

**2025 MEDIAN HHI**

**1 MI**

6,503

6,445

2,608

40.1

\$107,606

\$86,755

**3 MI**

61,714

65,114

25,293

40.3

\$99,811

\$79,359

**5 MI**

93,524

98,822

38,659

40.6

\$105,402

\$80,675

**10 MI**

161,492

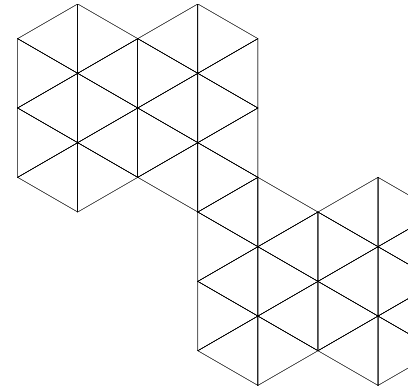
173,788

64,759

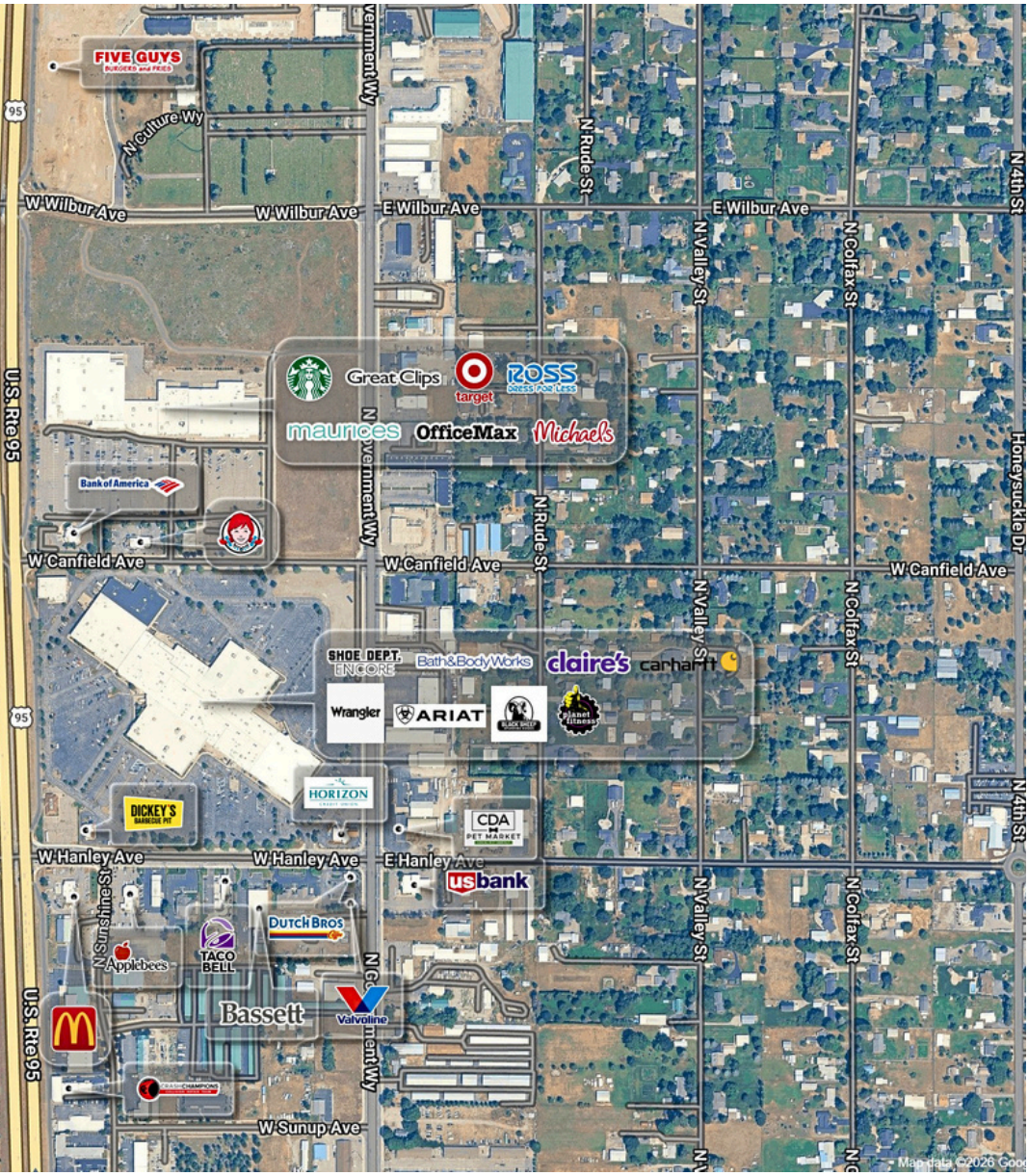
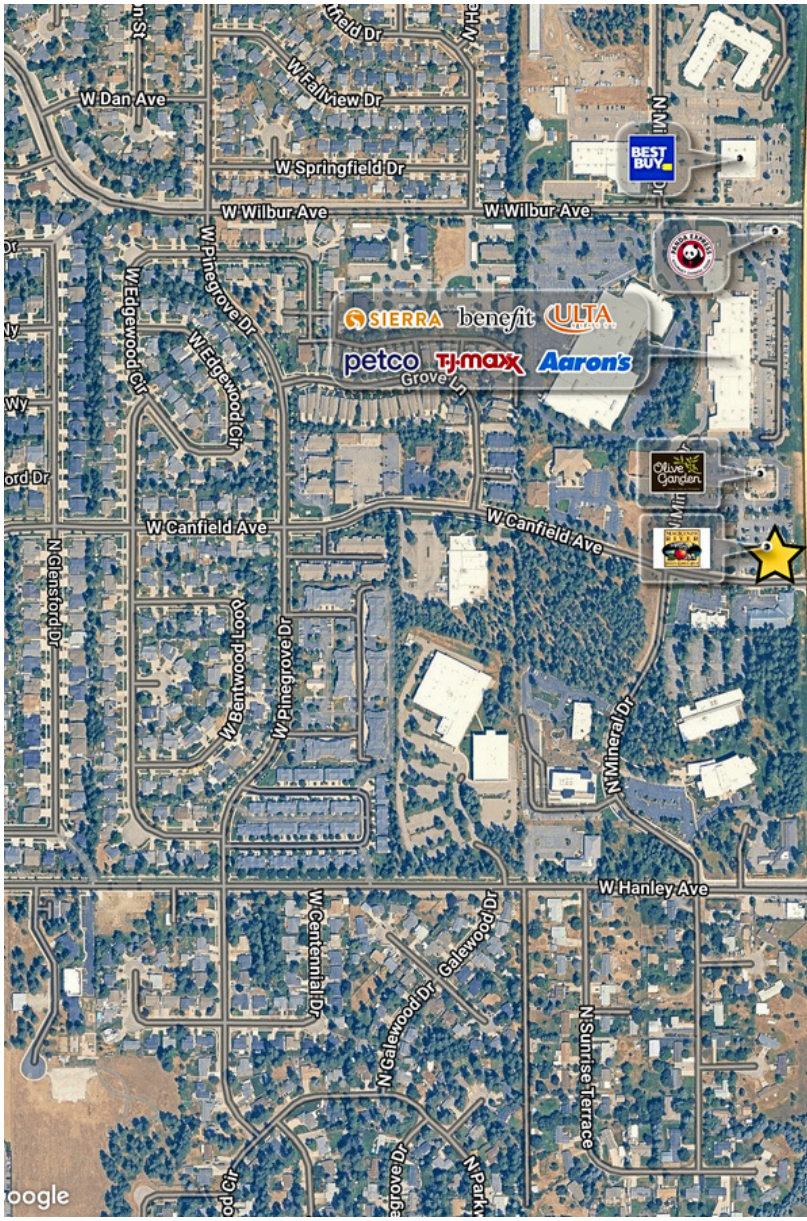
40.1

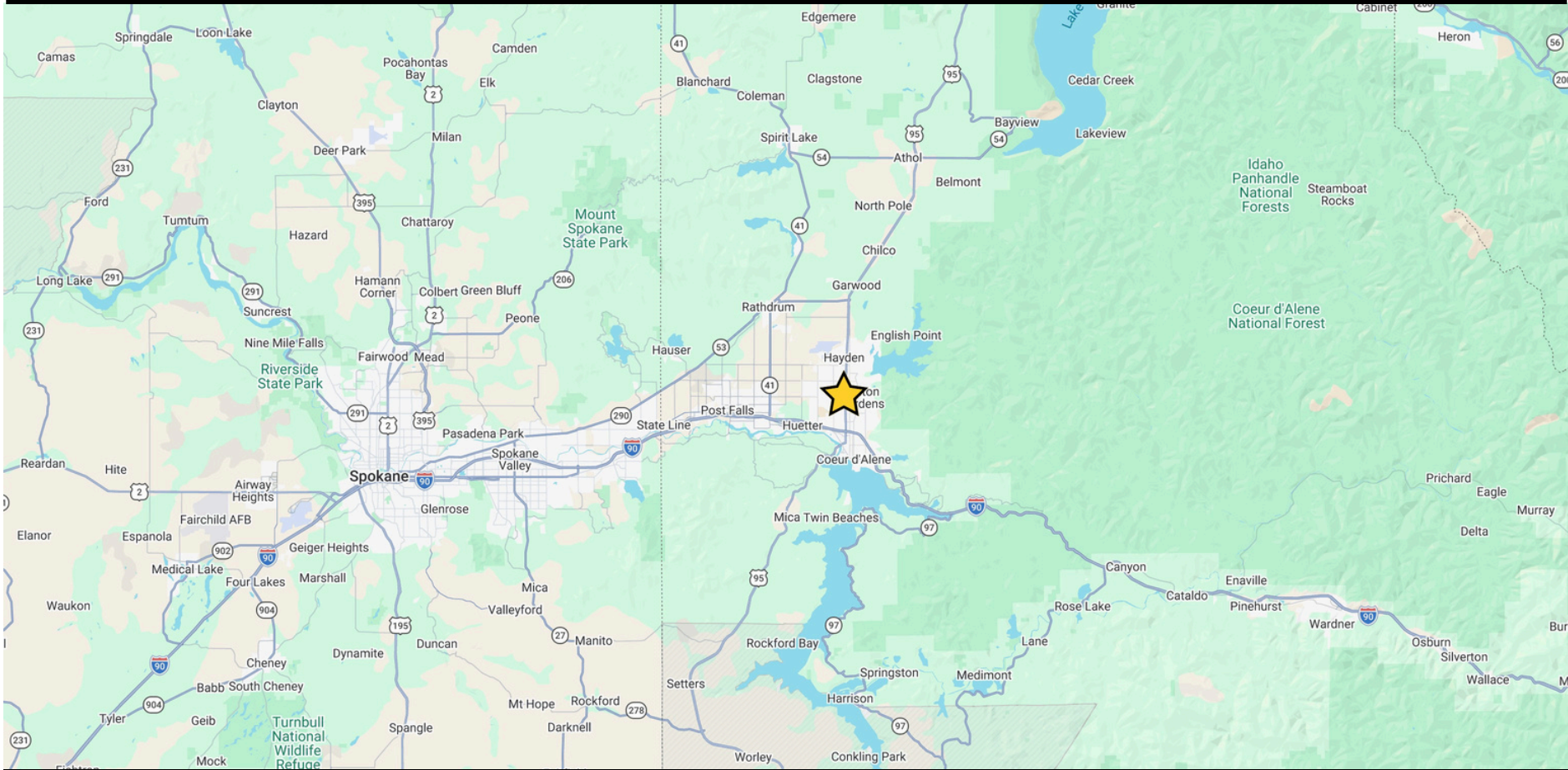
\$106,654

\$83,225









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