

FOR LEASE >>>>

MIDTOWN RETAIL BUILDING

808 N 4TH ST - COEUR D'ALENE, ID 83814

MIDTOWN COEUR D'ALENE



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ADVISORS

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BERKSHIRE | JACKLIN
HATHAWAY | REAL ESTATE

 **COMMERCIAL DIVISION™**



★ PROPERTY HIGHLIGHTS

- 2,016 SF FREESTANDING BUILDING
- PLUS 480 SF COVERED PARKING AREA
- AVAILABLE FOR THE FIRST TIME IN 23 YEARS
- HIGH VISIBILITY 4TH STREET FRONTAGE
- BATHROOM & 2 OFFICES
- 2 REAR PARKING SPACES
- REAR ALLEY ACCESS
- ZONED C - 17 COMMERCIAL
- ESTABLISHED 3RD & 4TH ST COMMERCIAL CORRIDOR
- AVAILABLE FALL 2026

🏠 PROPERTY DETAILS

LEASE RATE:	\$3,200/MO NNN
BLDG SQ FT	2,016 SF
NNN ESTIMATE:	\$222/MO
LOT SIZE:	3,049 SF
PARCEL #:	C7605002008A
ZONING:	C-17 COMMERCIAL
YEAR BUILT:	1949
TAXES (2025):	\$1,482.57

📋 PROPERTY OVERVIEW

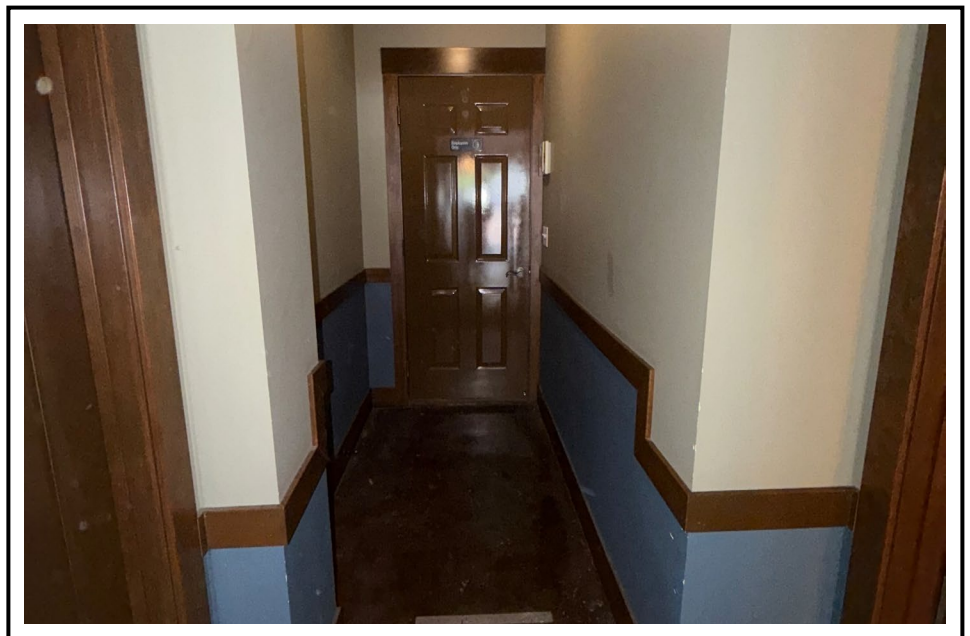
Available for the first time in 18 years, this freestanding Midtown building offers 2,016 SF of space plus a 480 SF covered parking area. The longtime Clean Cut barbershop is closing, opening one of the corridor's most recognizable storefronts to a new operator. North 4th Street carries steady local traffic between downtown Coeur d'Alene and the Hayden corridor, and the open floor plan, rear alley access, and off-street parking suit retail, service, or office users alike.

[CLICK TO VIEW FULL PROPERTY SITE & PHOTOS](#)



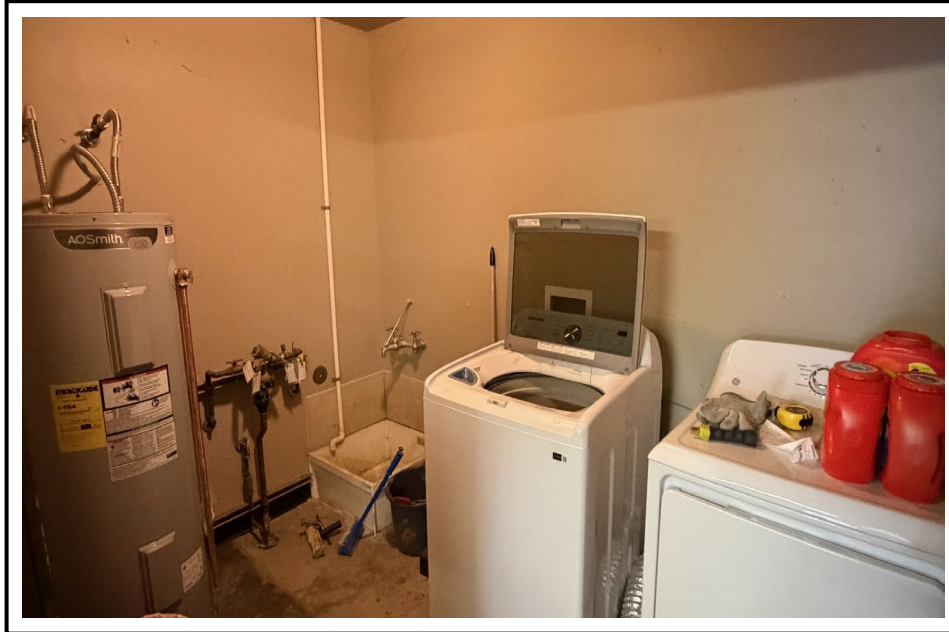
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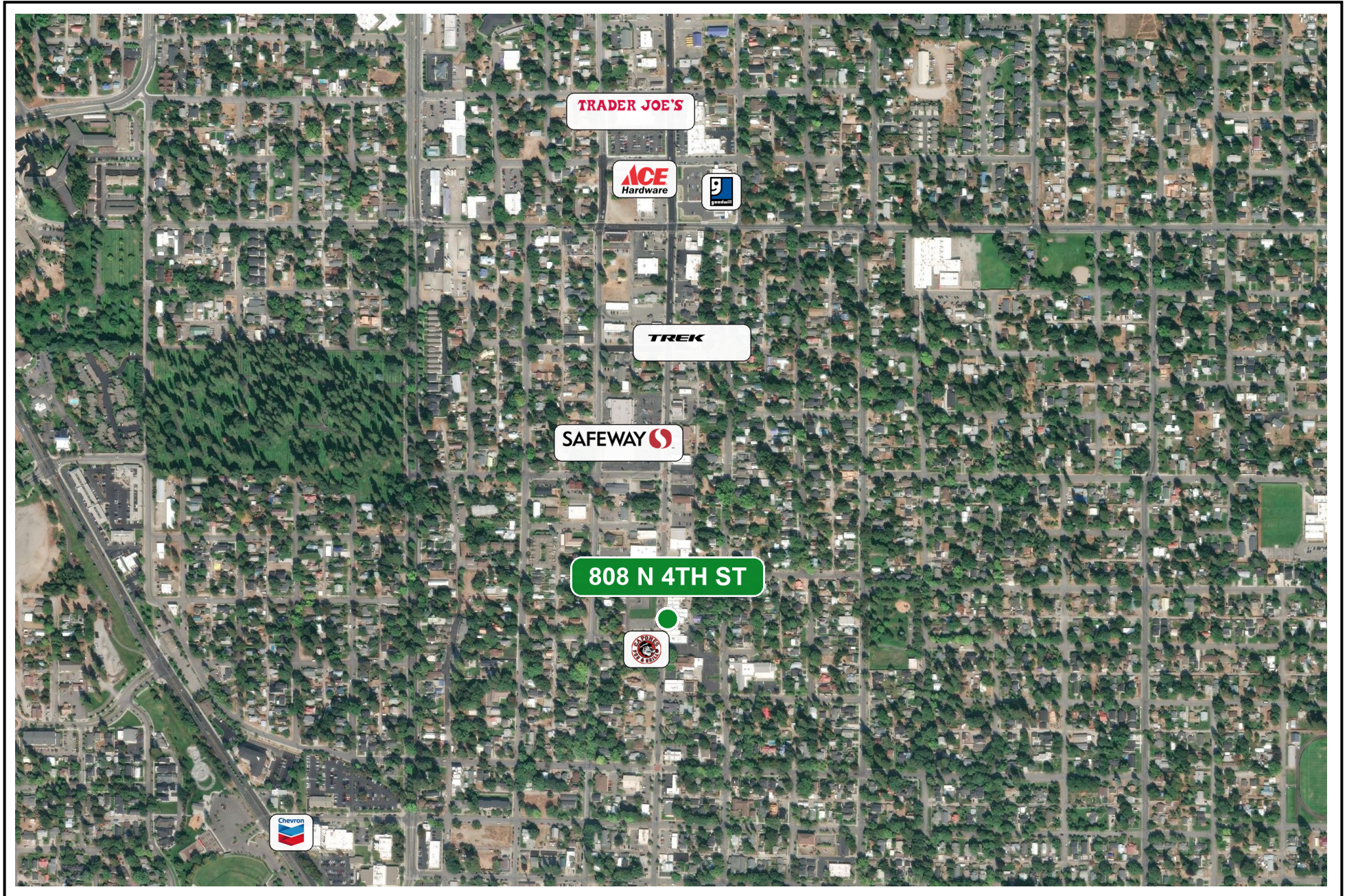


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LOCATION DESCRIPTION

Coeur d'Alene is one of the most desirable destinations in the Northwest, known for its crystalclear lake, mountains, and four-season recreation including boating, skiing, hiking, and golf. A vibrant downtown waterfront, restaurants, boutique shopping, and year-round events make it appealing as a vacation destination and full-time residence.

Beyond lifestyle, Coeur d'Alene attracts business owners and executives drawn by Idaho's favorable tax structure and business friendly environment. The region offers accessibility without congestion, proximity to Spokane, and strong community ties that larger resort markets lack. The 4th Street corridor sits minutes from both I-90 and the downtown core.



LOCATION DETAILS

COUNTY:

KOOTENAI

POPULATION GROWTH:

One of Idaho's fastest growing counties with 1.7% annual population growth

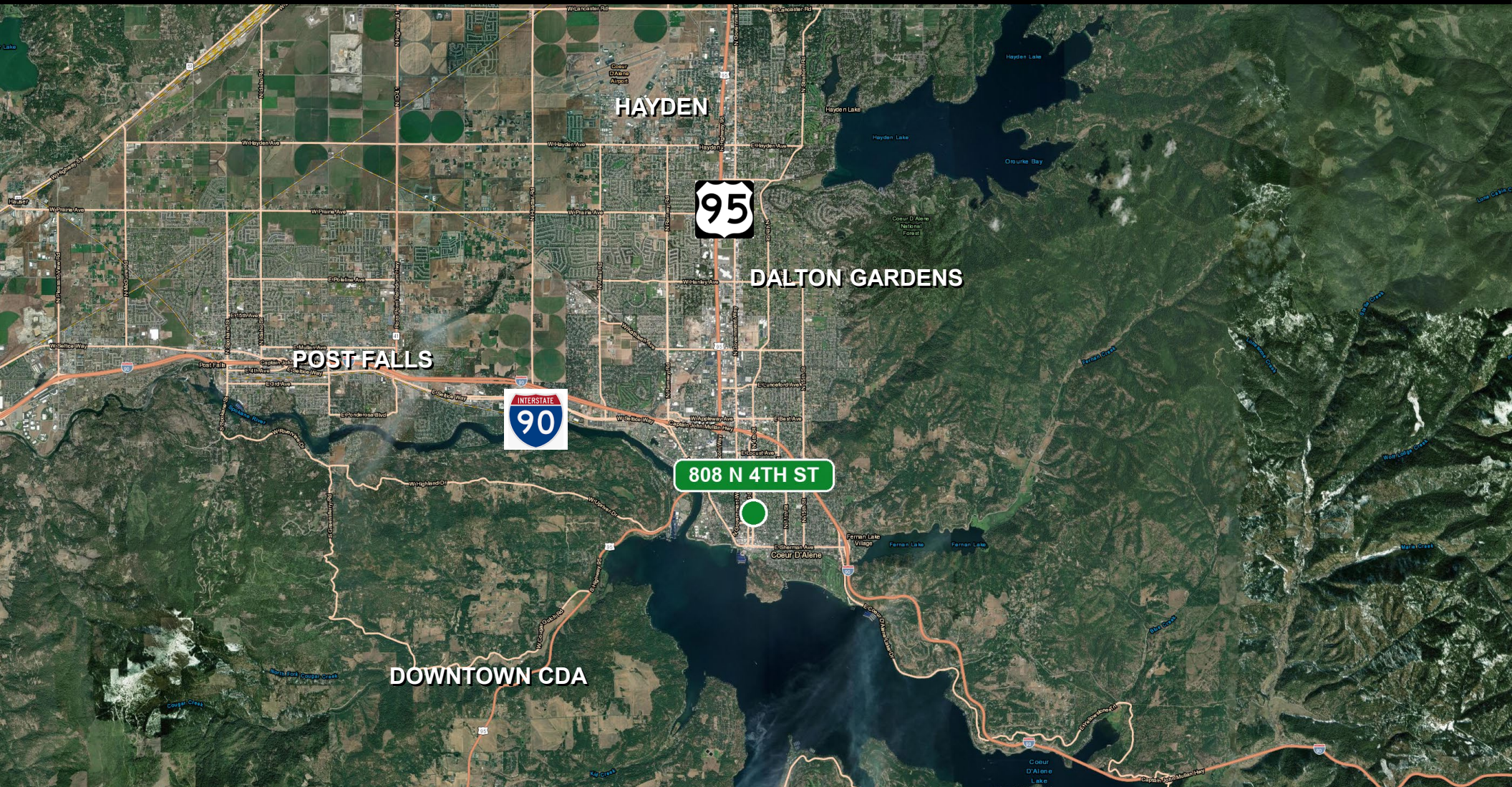
TOURISM & LIFESTYLE:

Renowned for Lake Coeur d'Alene, outdoor recreation, and a thriving downtown district

ACCESSIBILITY:

Minutes from I-90 and downtown Coeur d'Alene along the 4th Street corridor

LOCATION



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