

# FOR SALE

## CENTRALLY LOCATED DALTON GARDENS COMMERCIAL PROPERTY

108 E Hanley Avenue | Dalton Gardens, ID 83815

**KIEMLEHAGOOD**

*\*Property lines are for illustration purposes only.*

**MARY KIENBAUM**

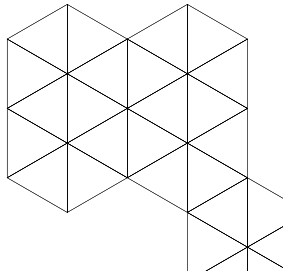
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**CENTRALLY LOCATED IN DALTON GARDENS**  
**FOR SALE**

108 E Hanley Avenue  
**Dalton Gardens, ID 83815**

<b>OFFERING PRICE</b>		<b>\$1,549,000</b> (\$145.36 PSF)
<b>NO. OF BUILDINGS</b>		2
<b>TOTAL BUILDING SIZE</b>		±10,488 SF
<b>BUILDING 1 (North)</b>		±5,328 SF   BUILT IN 1984
<b>BUILDING 2 (South)</b>		±5,160 SF   BUILT IN 1996
<b>LOT SIZE</b>		±0.872 Acres (±37,984 SF)
<b>PARCEL NO.</b>		D140036304AC
<b>ZONING</b>		C - Commercial (Dalton Gardens)
<b>CURRENT LEASE</b>		
<b>BUILDING 1</b>		Suite A & C
<b>BUILDING 2</b>		Entire Building
<b>EXPIRES</b>		September 2026
<b>VACANT</b>		
<b>BUILDING 1</b>		Suite B



Centrally located in Dalton Gardens, this versatile commercial property presents a compelling owner-user or investment opportunity, with two buildings totaling ±10,488 SF. The site is ideally positioned just a few blocks from Silver Lake Mall and Highway 95, providing excellent accessibility and convenience. With strong visibility and high traffic counts in the surrounding area, this property is well suited for a wide range of commercial uses.

## General Building Details

- Total Building Size: ±5,329 SF
- Built in 1984
- Covered Carport: Built 2024
- Gas Forced Air Heat
- Separately Metered Building
- Property serviced by Dalton Water Association (water) and CDA Wastewater (sewer)

## 2nd Floor | 2 Office Units, Former Apartment

### • Unit A

- 2 Offices
- Open Area
- Kitchenette
- Restroom

### • Unit B

- 3 Offices
- Open Area
- Kitchenette
- Washer & Dryer
- 2 Restrooms

## 1st Floor | Shop/Flex Space

### • Unit C

- 1<sup>st</sup> Floor Size: ±2,664 SF
- 2 Restrooms
- Concrete recoated in 2023 by Croc Coatings



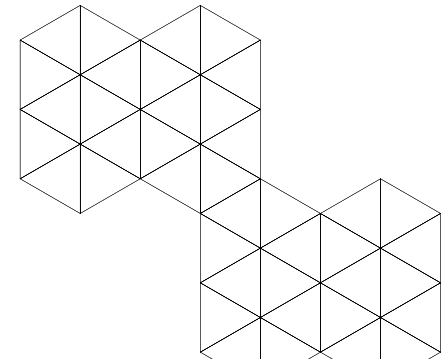






**BUILDING 2**

- Year Built: 1996
- ±5,160 SF
- Open Shop / Flex Space
- One (1) Restroom
- Front Office Area
- Shop Heaters, Wall Heaters
- Separately Metered Building
- Property Serviced by Dalton Water Association (water) and CDA Wastewater (sewer)







**SILVER LAKE MALL**

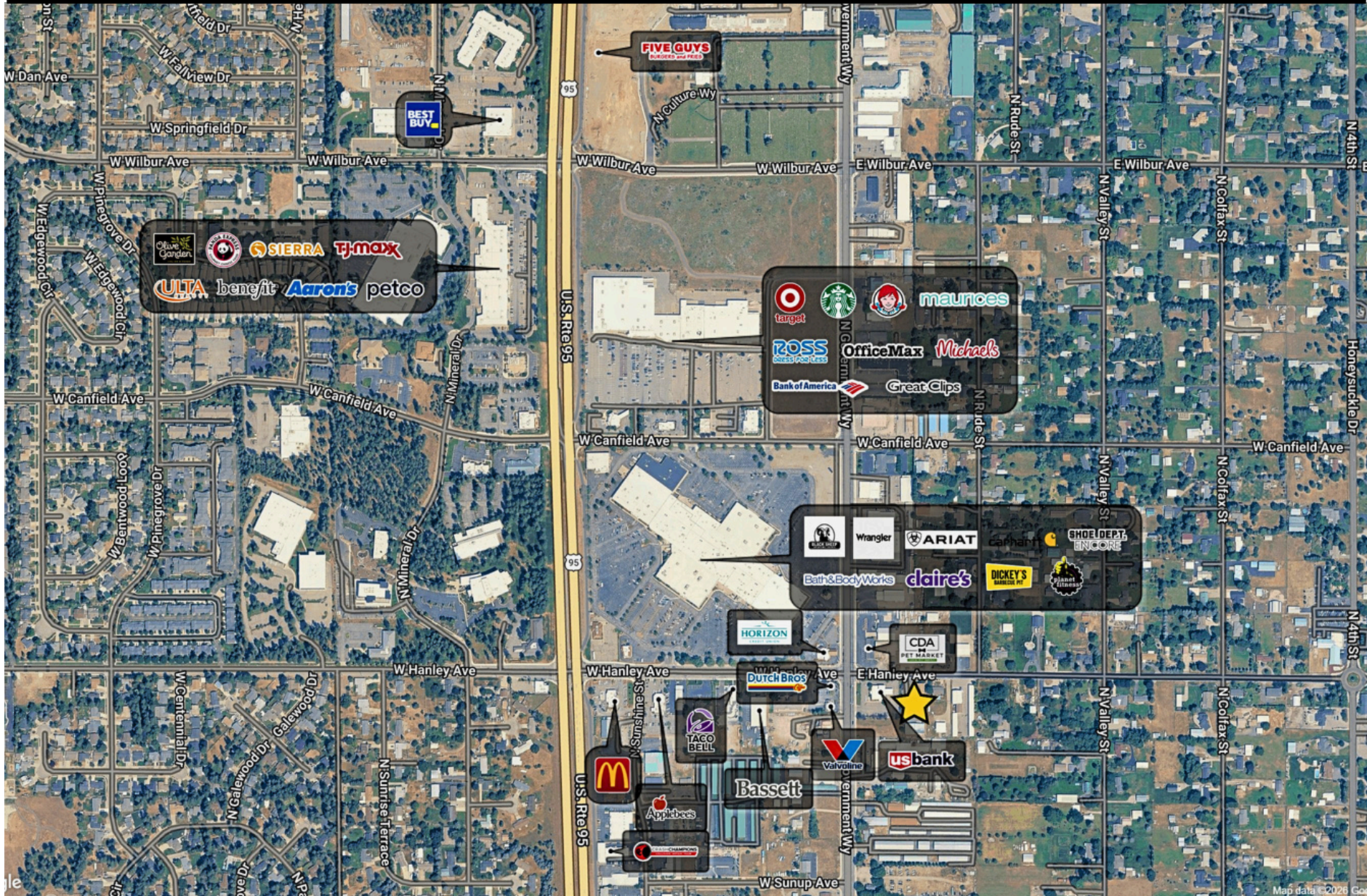
**US 95**  
**Highway 95 | ±33,794 ADT**

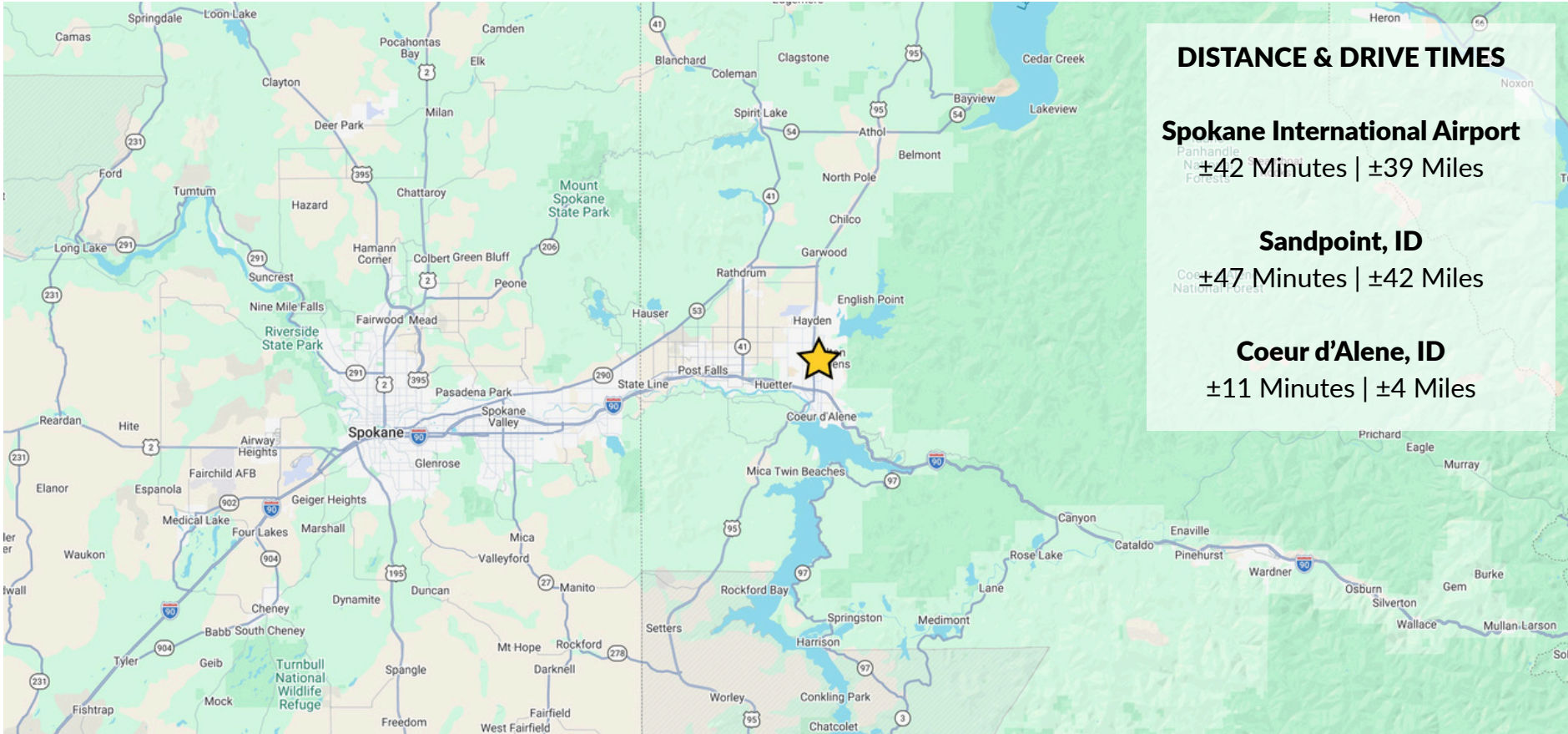
**N Government Way | ±16,237 ADT**

**W Hanley Avenue | ±3,579 ADT**

<b>DEMOGRAPHICS</b>	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>	<b>10 MI</b>
<b>EST POPULATION 2025</b>	5,238	60,536	88,918	159,600
<b>PROJ. POPULATION 2030</b>	5,051	63,523	93,606	171,691
<b>HOUSEHOLDS 2025</b>	2,090	24,823	36,950	63,997
<b>MEDIAN AGE</b>	42.2	40.1	40.8	40.0
<b>2025 AVERAGE HHI</b>	\$104,158	\$98,214	\$105,635	\$106,482
<b>2025 MEDIAN HHI</b>	\$84,509	\$78,786	\$80,439	\$83,363

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**DISTANCE & DRIVE TIMES**

**Spokane International Airport**

**±42 Minutes | ±39 Miles**

**Sandpoint, ID**

**±47 Minutes | ±42 Miles**

**Coeur d'Alene, ID**

**±11 Minutes | ±4 Miles**

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