



265 W. Sunburst Avenue

Coeur d'Alene, Idaho 83815

Property Facts:

- Building Size: Approximately 2,328 s/f
- Lot Size: 0.23 acre lot
- Year Built: 1995
- 2017 Taxes: \$2,439
- Legal Description: Sunrise Commercial Park, Tax #22543 IN LT 6 BLK 1 3551N04W
- Zoning: C-17

Neighboring Businesses: Located in prime local business hub next to Avant Coeur Gymnastics, Applebee's, Tri-State Outfitters, Federal Court House, Silver Lake Mall: Macy's, JCP, and Joann Fabric and Craft as well as numerous other retailers, restaurants, and banks.

Sale Price: \$499,000.00

For more information:

Jim Koon, Managing Broker

(208) 665-6475 or (208) 640-9470

jim@cdabroker.com

KC Reese, Sales Associate

(208) 755-7629

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Property Overview:

Perfectly situated to Hwy 95, Government Way. A total of 11 rooms/offices, approx. 1,200 additional square feet available on both sides of building. Unique option to close off upper level for additional leasing income.

Completely renovated interior includes: New carpet, flooring, doors, and hardware throughout, Sherwin Williams paint with 10-year warranty, New LED lighting, 2 ADA-compliant bathrooms with brand new fixtures and grab bars, Coffee bar area with sink/water cooler, newly serviced furnace with heat/ac, new 50-gallon water heater, and Graber blinds.

Exterior features include:

Sherwin Williams paint with 10-year warranty
New roof with 30-year warranty, newly asphalted parking lot with 13+ spaces,
ADA-compliant entryway, and freshly landscaped.

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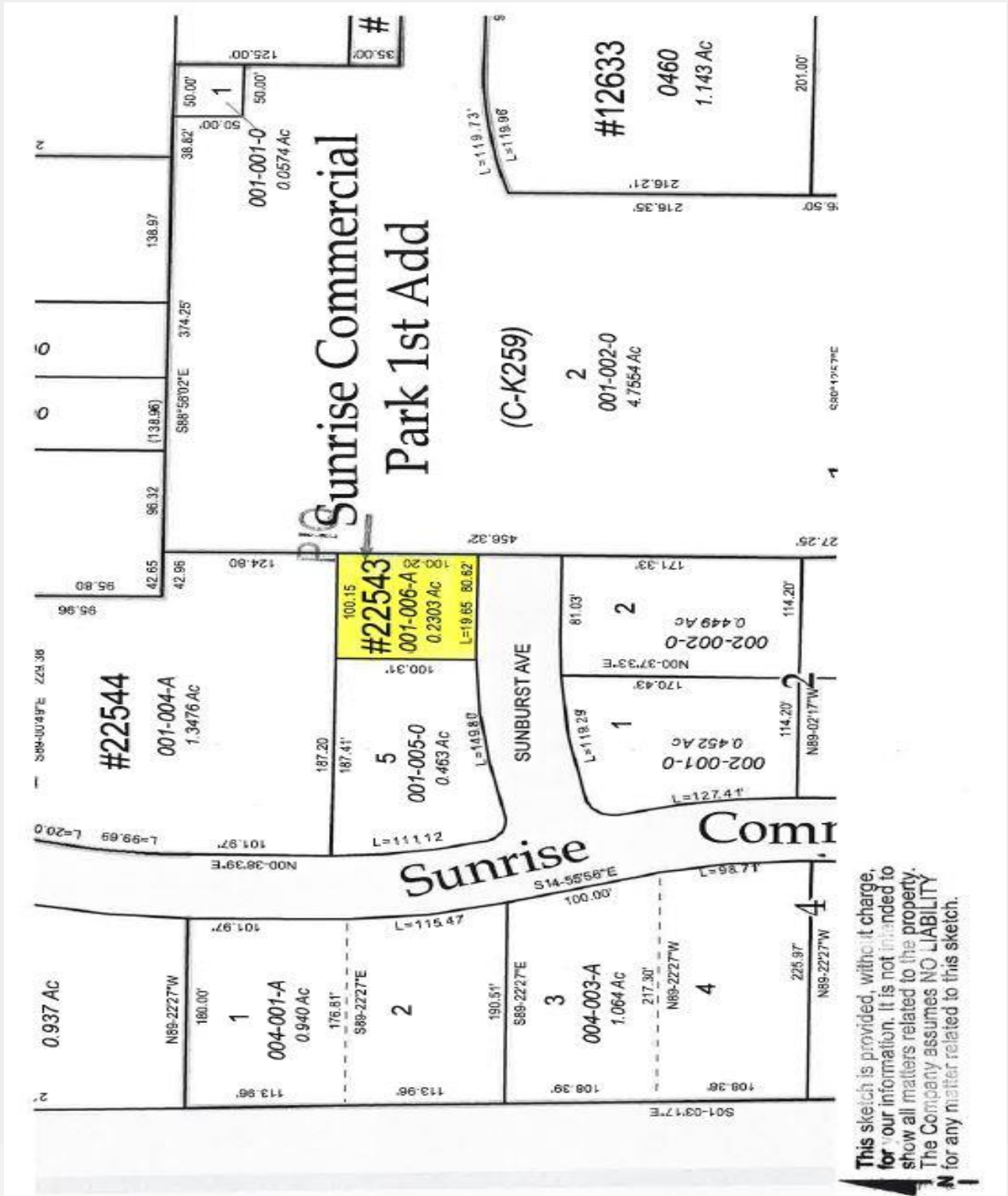


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