



## 212 Sunset Avenue

Coeur d'Alene, Idaho 83815

### Features:

- **Suite Size: 1,691 square feet**
- **High ceilings, open floor plan with built-in bar/counter, 3 compartment sink and 2 compartment sink, one restroom, 9' x 10' rollup overhead door, and employee parking in rear.**
- **Generous parking ratios and professionally landscaped grounds**
- **Located in the center of Coeur d'Alene one block south of Kathleen Ave. and Highway 95 intersection with easy access to both Highway 95 and Government way, and only minutes to Interstate 90**
- **Neighboring Tenants include: Spoelstra Family Chiropractic, Reform Studios, Home Depot, Fred Meyers, North 40 Outfitters, Safeway, and Costco**
- **Uses: Ideal for Health & Wellness, Juice or Coffee Shop, Gift Shop, and Retail Services.**
- **Previous use was a Juice Bar.**

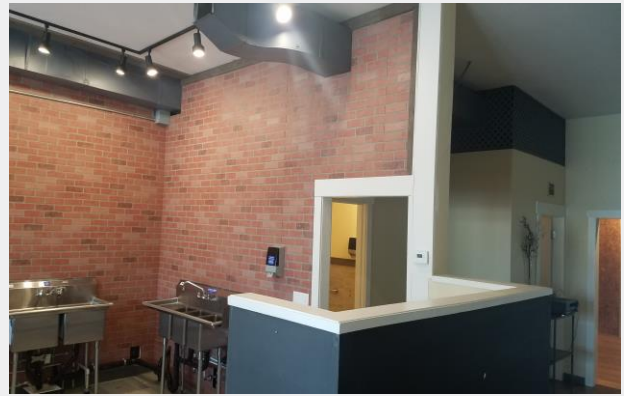
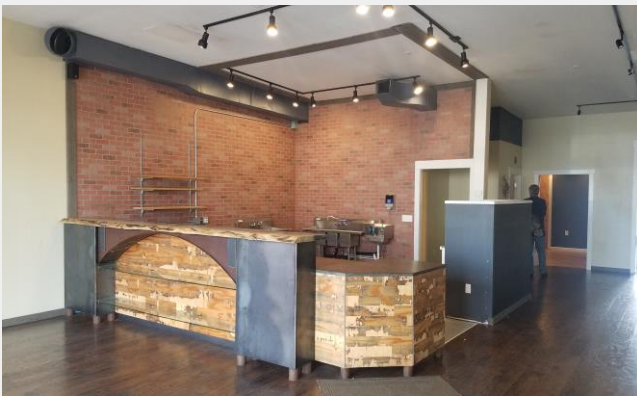
**Lease Rate: \$1,800.00 per month Modified Gross**

### Jim Koon, Managing Broker

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

[jim@cdabroker.com](mailto:jim@cdabroker.com)

**For Lease**  
**Prime Office/Retail Space**  
**Potential Restaurant**



For more information:

**Jim Koon, Managing Broker**

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