

**Prime Location
for Pub,
Retail, or
Office Users**



3270 W. Prairie Avenue

Coeur d'Alene, Idaho 83815

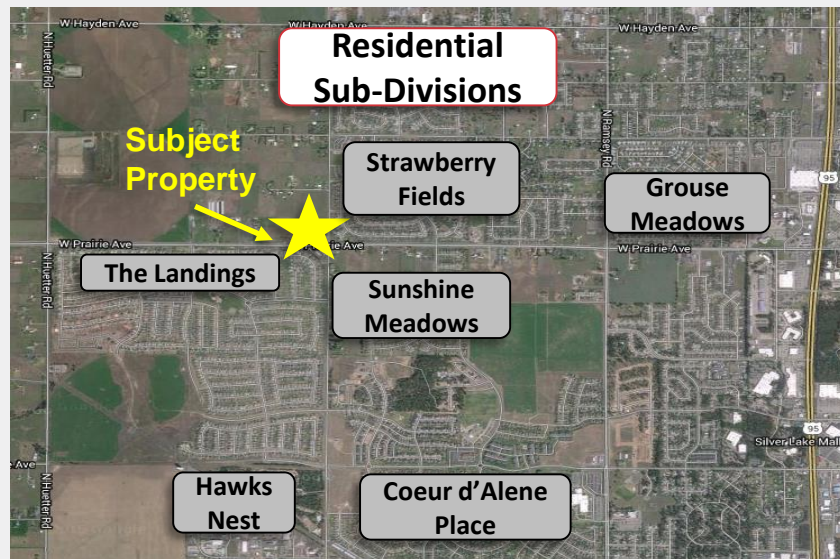
Features:

- **Suite Size:** 1,494 square feet
- **Sprinklered:** Yes
- **Signage:** Building and Monument Sign
- **Parking:** Ample
- **Traffic Count:** ADT 20,000

Comments:

Located in the heart of dense residential area in Coeur d'Alene. Signalized corner on busy Prairie Avenue. Ideal for mid-sized fitness center, restaurant/pub, neighborhood retail or office users. Existing tenants include: New Nails, Subway, and C&C Grocery. Coming soon River City Pizza Sweet Treats Frozen Yogurt

Lease Rate: \$1.35 per sq. ft. NNN



For Further Information:

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