

**301 CEDAR STREET
SANDPOINT, IDAHO 83864**

**FOR SALE OR LEASE:
COMMERCIAL / RETAIL BUILDING**

**Now Available
for Lease!
\$0.50/SqFt**

Demographics	3 Mile	10 Mile
2008 Total Pop	11,163	22,931
% Pop Change 90-00	28.42%	33.96%
% Pop Change 00-08	23.91%	18.49%
% Pop Change 08-13	11.45%	10.53%
Daytime Pop	15,330	26,155
2008 Ave HHI	\$66,510	\$68,874
2008 Med HHI	\$41,626	\$46,263



For more information,
please contact:

CHRIS SCHREIBER, CCIM

Associate Broker

208.770.2593



chris.schreiber@khco.com

**KIEMLE &
HAGOOD
COMPANY**

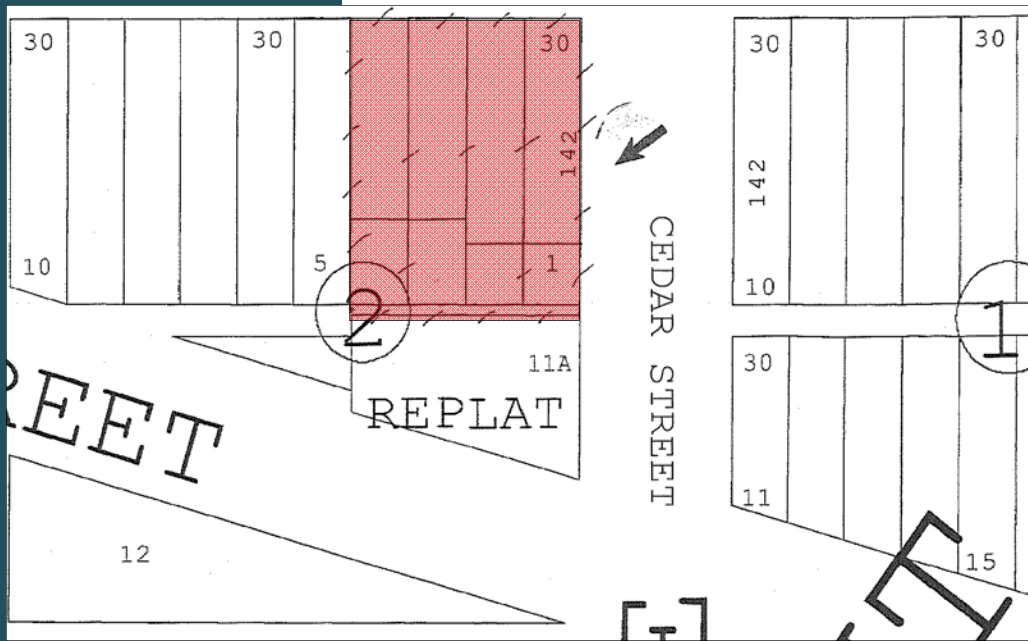
Sales Price: ~~\$1,500,000~~ **\$1,200,000**
 Terms: Submit offers for consideration.
 Total SF: 30,000± SF
 Land SF: 15,682 square feet (0.36 acres)
 Year Built: 1908
 Zoning: Commercial-D, Sandpoint
 Power: On-site, Avista
 Phone: On-site, Verizon
 Water: Public, Sandpoint
 Sewer: Public, Sandpoint
 Parcel #: RPS0389002001BA & RSP0389002003AA
 Legal (abbr.): 22-57N-2W, Sandpoint Original

Located in the heart of downtown, prime commercial real estate, the potential is essentially endless. Easily devisable and priced to sell!!



Information is deemed reliable, but not guaranteed. No representation or warranty expressed or implied. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.





Co-Listed with:
Alex Wohllaib
Century 21 RiverStone
208.255.5846

OWNER FINANCING AVAILABLE!



- 0.36± Acres (15,682± SqFt)
- S22 T57N R2W, Boise Meridian
- City of Sandpoint
- Bonner County, Idaho
- Tax Id: RPS0389002001BA & RPS0389002003AA
- Selkirk MLS: 209
- Owner: Belwood

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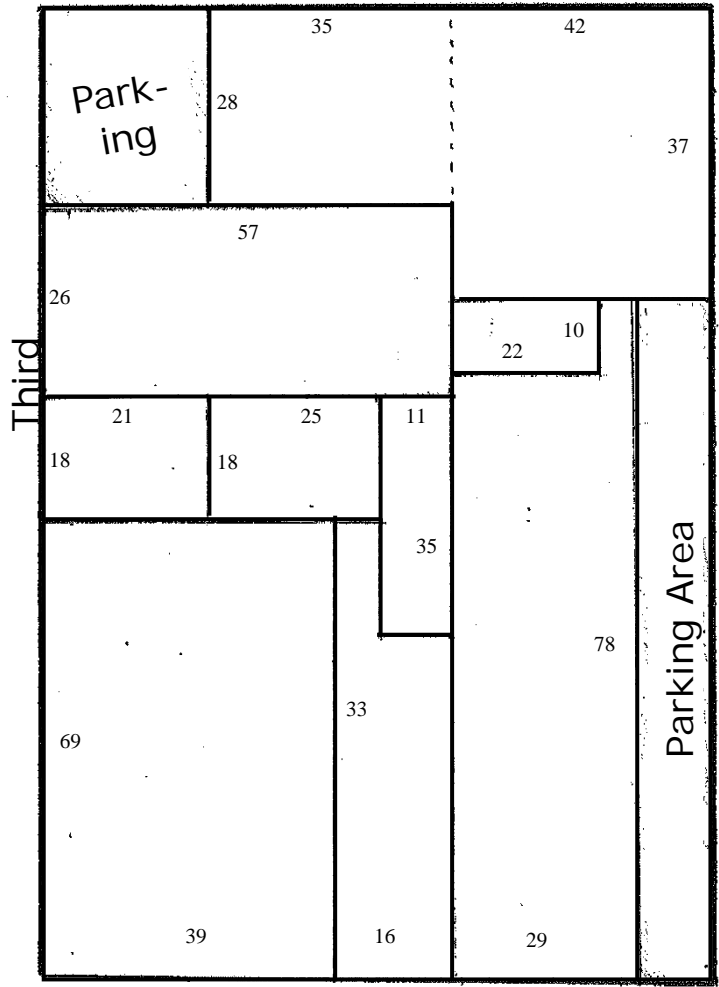
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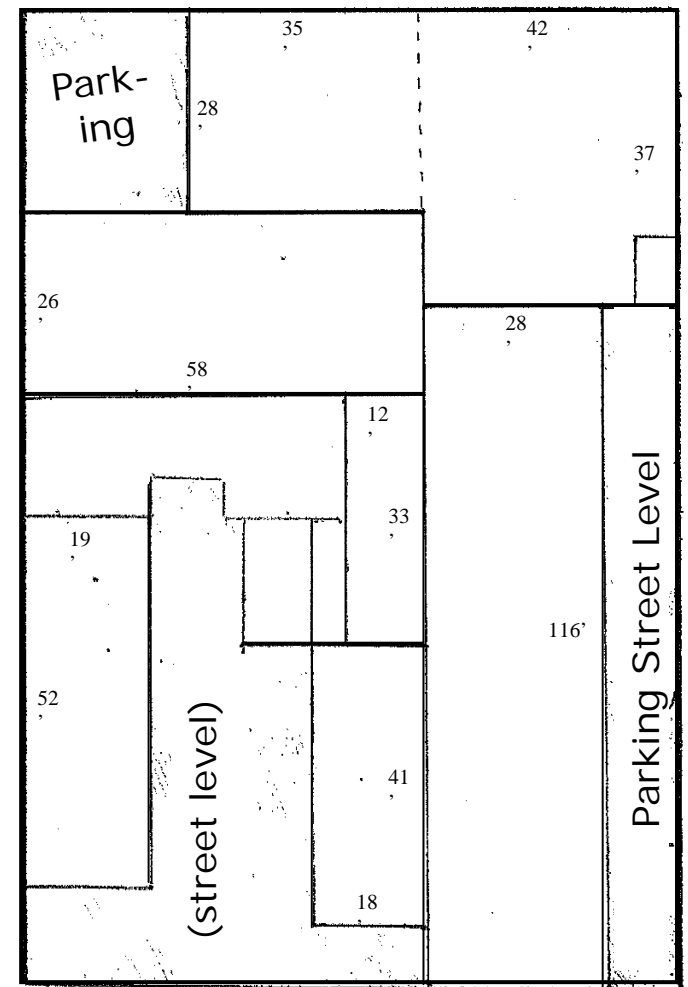
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"Main"



"2nd Level(s)"



Cedar Street



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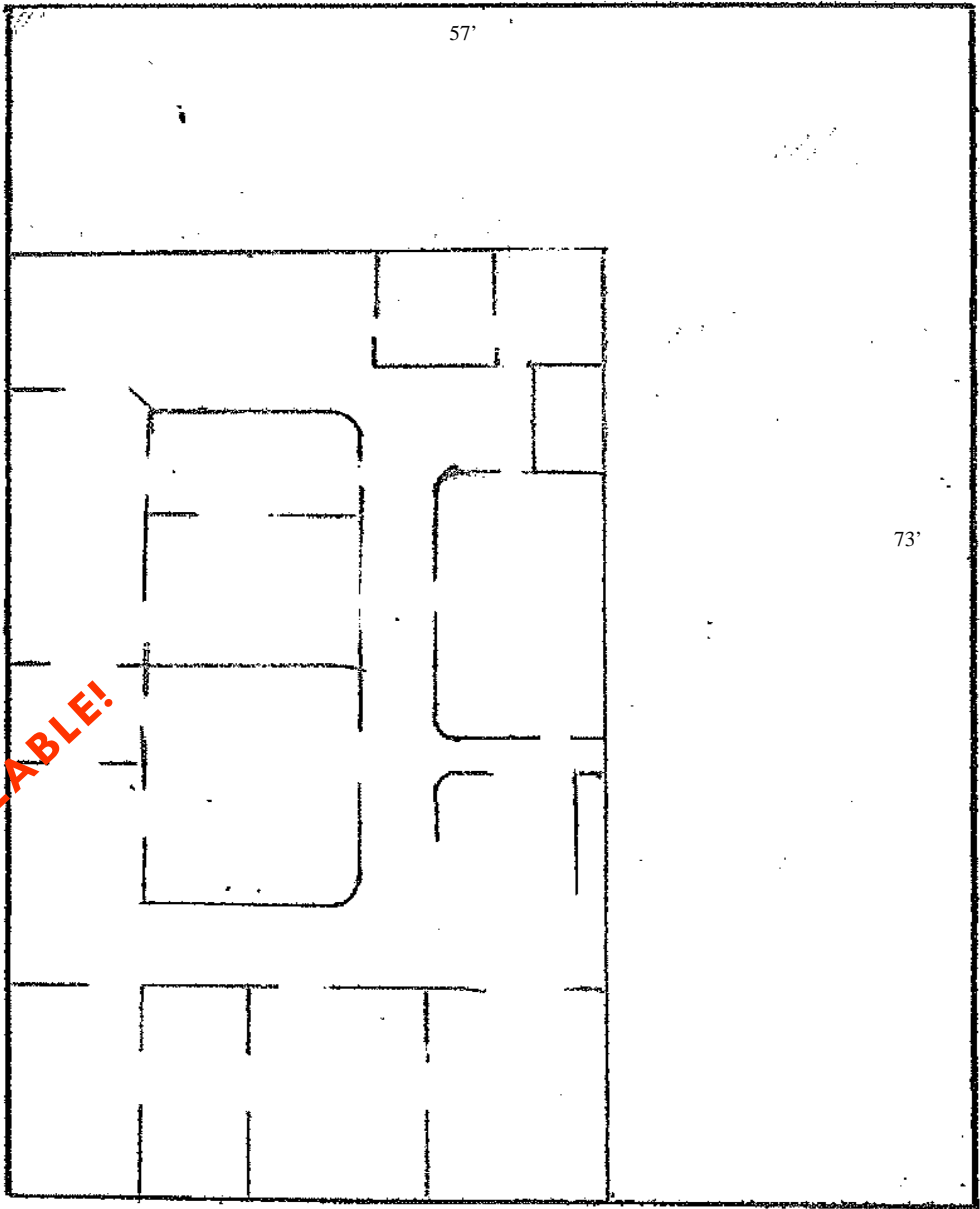


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"Upper Level"

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Third Avenue

73'

57'

Cedar Street

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