

# Office/Warehouse in Excellent Location



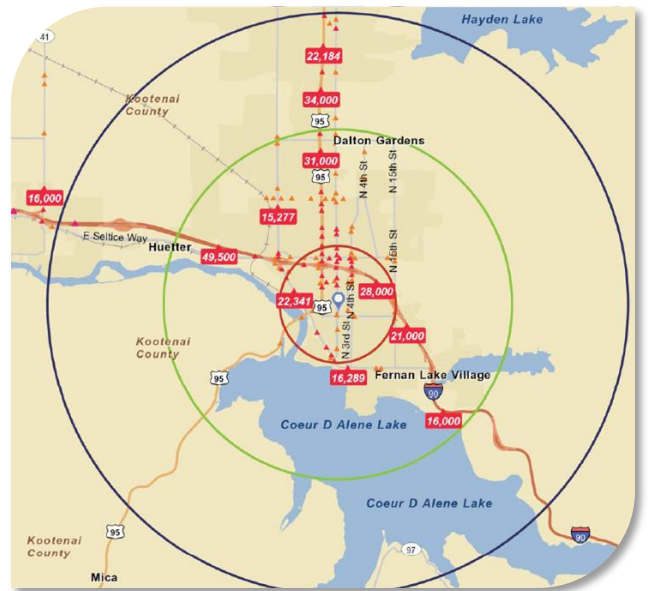
## ***1422 N. Government Way, Coeur d'Alene***

Property is currently assessed for \$902,655. This 1.86 parcel is zoned C-17 and has approximately 280 feet of frontage on Government Way. There are two buildings on the property. The first building is 4,480 square feet and has two tenants. The rear building is 10,600 square feet and is split into two available units with 3 Phase power and a loading dock. About an acre is fenced & paved and is used for outside storage. There is deferred maintenance and the buildings need some work, but a great value. Perfect for an owner user to hold for 10 years and to sell the dirt for future development.

**Price Reduced At**  
**\$395,000**



**SATELLITE VIEW**



**TRAFFIC COUNTS**

**PARCEL:**

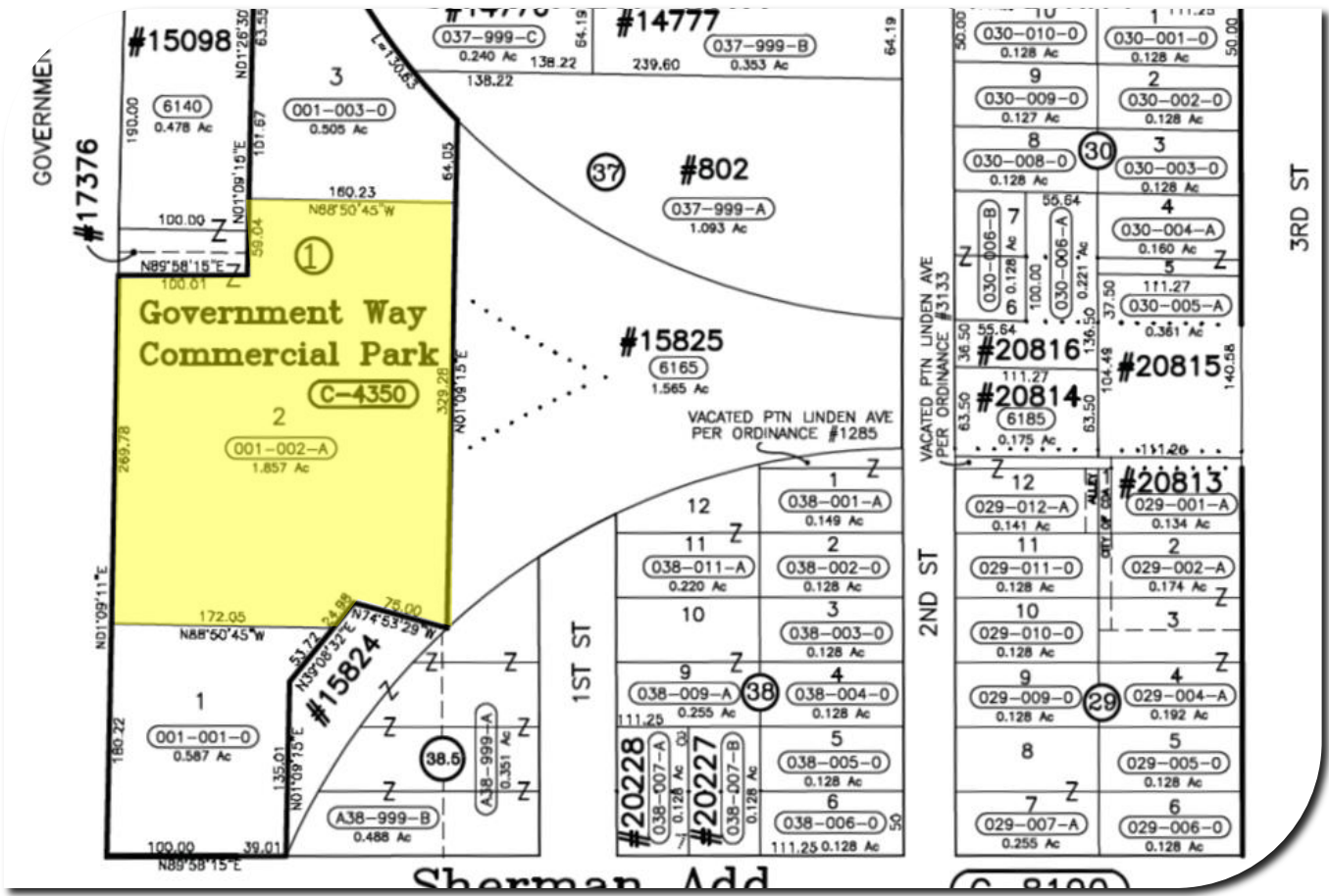
**#:** C4350001002A

**TAX ID:**

**#:** 204710

**AVERAGE DAILY TRAFFIC VOLUME**

- ◆ Up to 6,000 Vehicles Per Day
- ◆ 6,001 – 15,000
- ◆ 15,001 – 30,000
- ◆ 30,001 – 50,000
- ◆ 50,001 – 100,000
- ◆ More than 100,000 Per Day



**ZONING MAP**



**ZONING OVERLAY**

**LEGAL DESCRIPTION:**

GOVERNMENT WAY  
COMMERCIAL PARK, LT 2 BLK  
1; S2-TX #17376

**ZONING:**

Green: C-17  
Purple: C-17L  
Blue: R-17  
Lavender: R-12