



6055 N. Government Way, Coeur d'Alene

High visibility retail strip center in CDA. Project includes 8,400 square feet of Retail/Office and 2 Office/Warehouse buildings in the rear totaling 3,960 square feet. Project has a current NOI of \$68,770. Current owner purchased this property two years ago for \$1,031,000. However, he is now forced to sell due to economic hardship that he is experiencing with other investment properties. Further, this project has a private note for \$524,755 (7% int, 25 yr amm) that may be assumed by a qualified buyer. Current assessed value is \$989,104.

Offered at \$ 749,000



View looking South at Main Strip & Back Building



Traffic Corp Main Office



View Looking South



Traffic Corp Warehouse



View Looking North



Traffic Corp Warehouse

FLOOR PLAN

Approx Square Footage Per Unit

Unit 11
Trafficcorp
1080 Sq. Ft.

Unit 9 Trafficcorp 1440 Sq. Ft.
Unit 10 Trafficcorp 1440 Sq. Ft.
Unavailable Storage

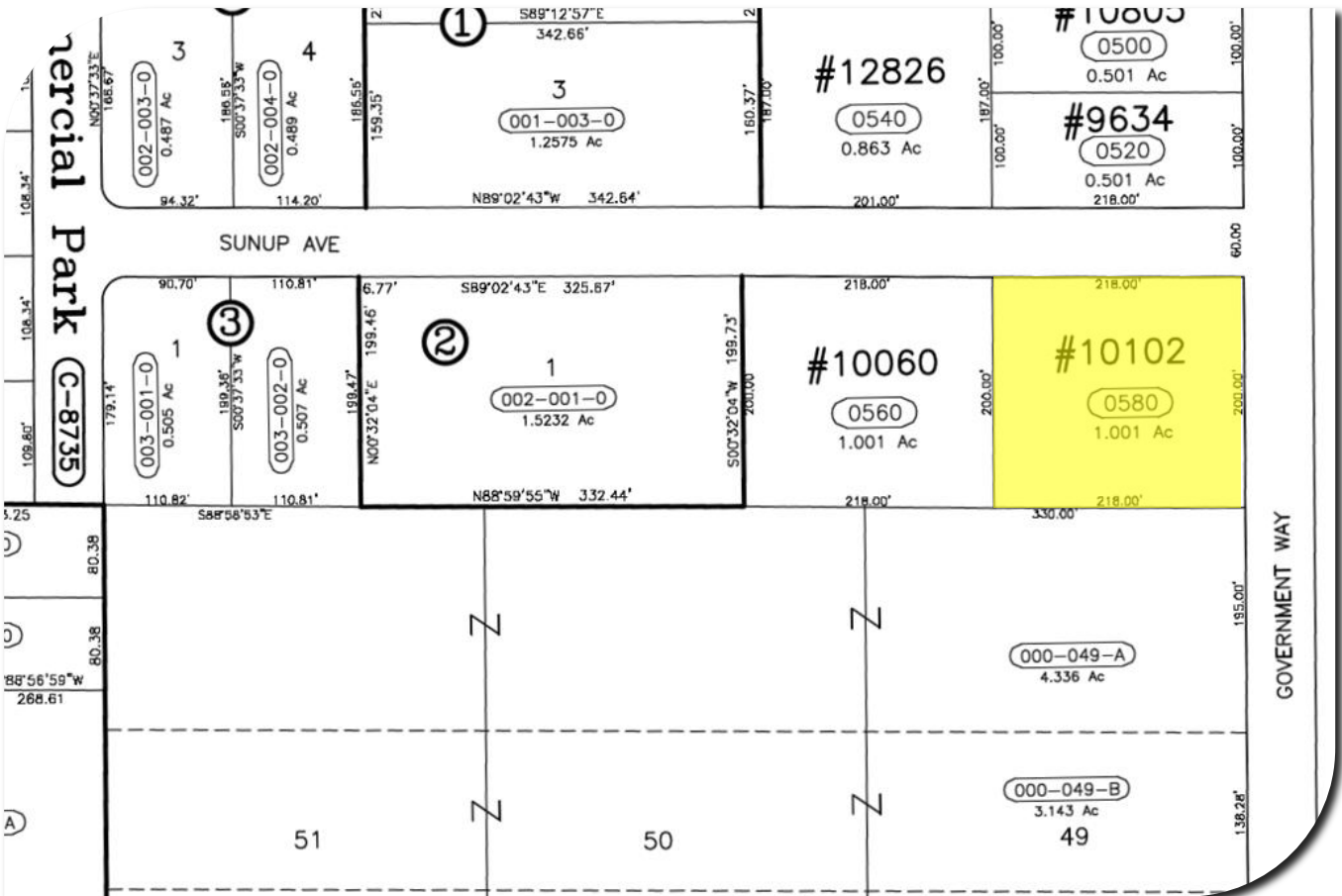
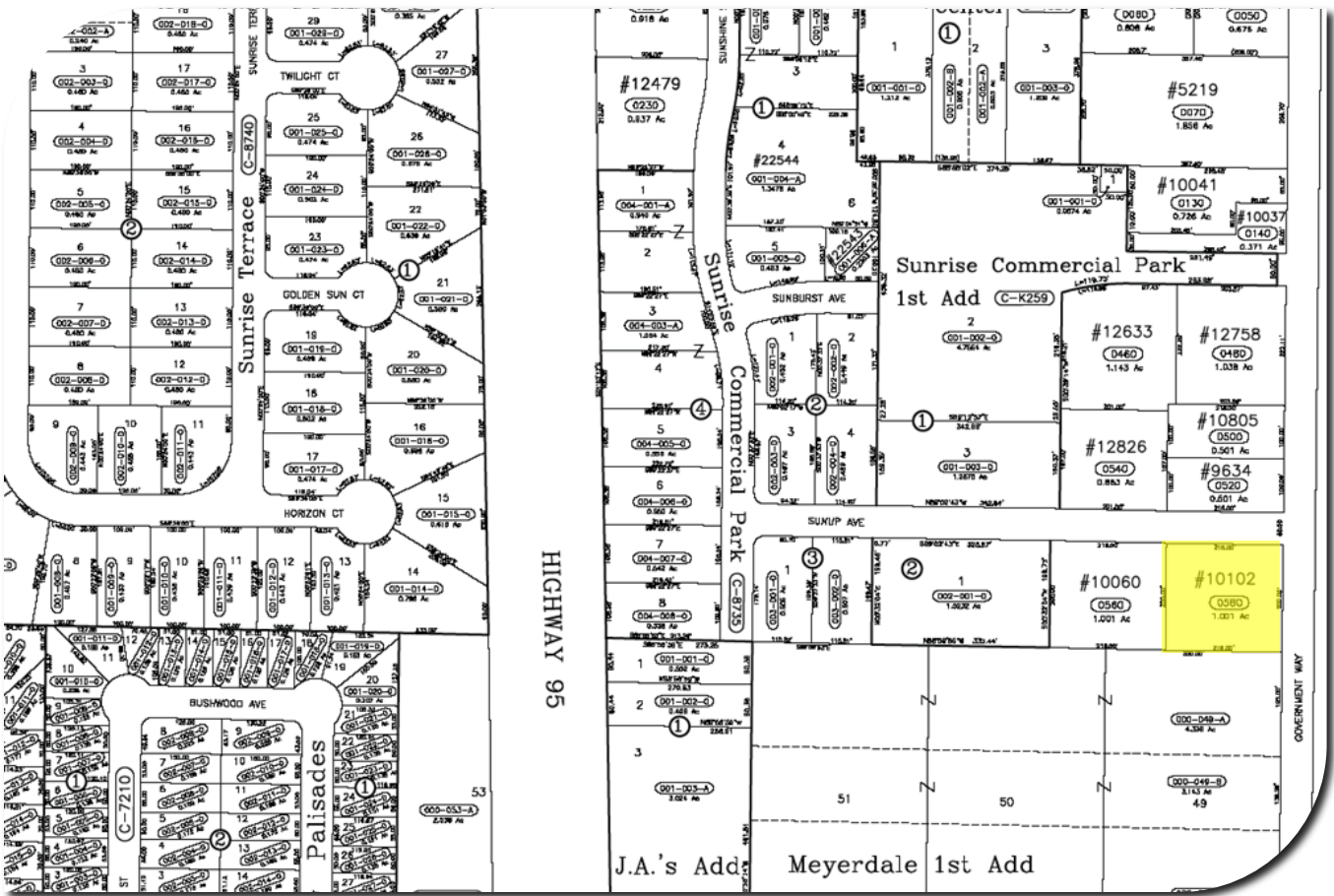
Unit 1A Lake City Shoe Repair 1200 Sq. Ft.	Unit 1 The Locker Room 1200 Sq. Ft.	Units 3 & 4 Beaumont Exchange 2400 Sq. Ft.	Unit 5 Painted Pony 1200 Sq. Ft.	Unit 6 & 7 Country Primitives 1800 Sq. Ft.
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AERIAL VIEW

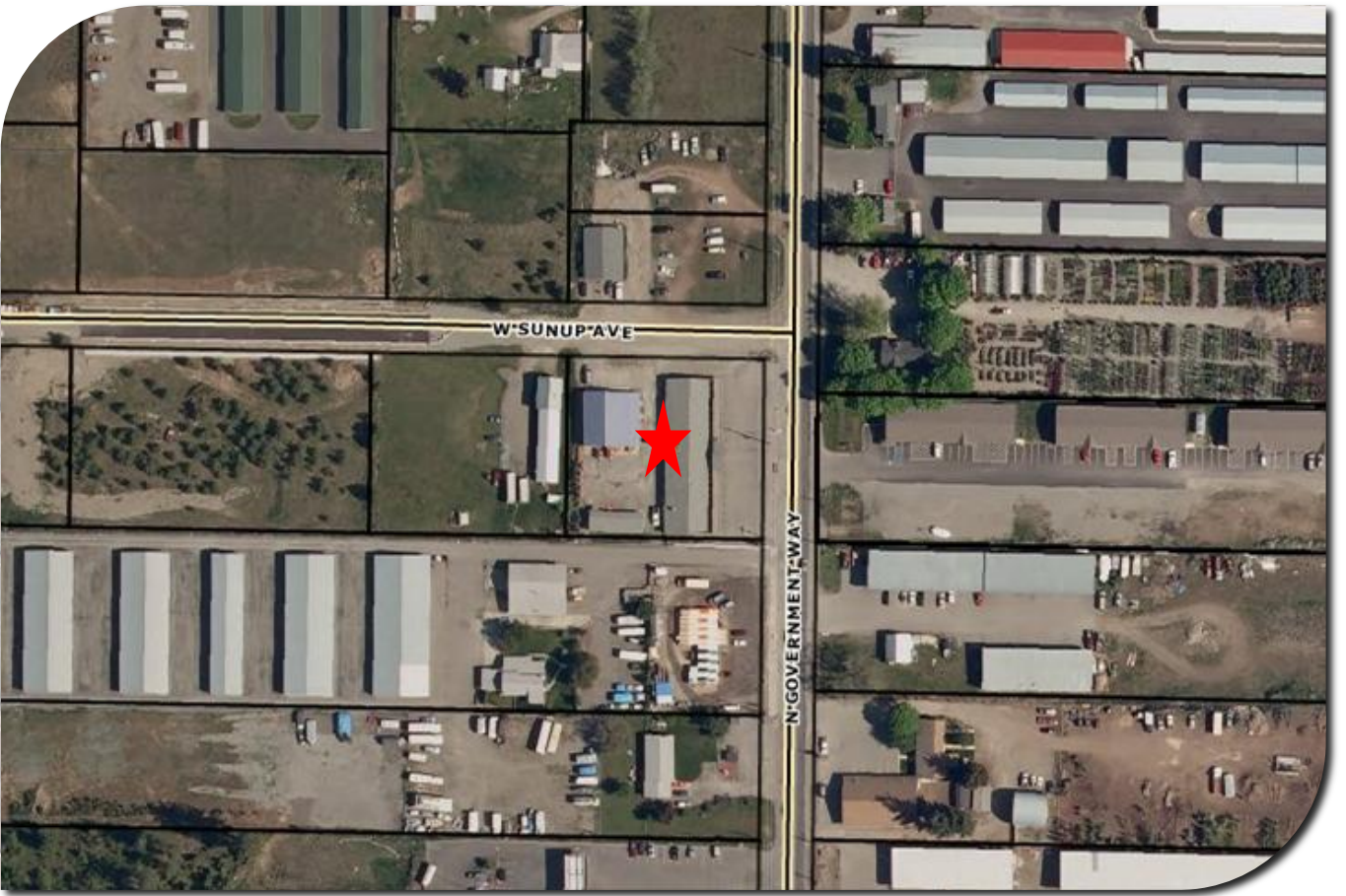


SATELLITE VIEW w/ TRAFFIC COUNTS





ZONING MAP



ZONING OVERLAY

