

# FOR SALE



**Net Leased Investment**

2631 Nez Perce Drive, Lewiston, ID 83501

**Offering Price:** \$2,795,000

**Lot Size:** ±0.63 Acres

**Building Size:** ±6,530 SF, two story

**Cap Rate:** ±6.3% on actual income

**Parking:** 5/1000

## **Sale Highlights:**

- 2019 Gross Rents Totaled \$229,500
- Year Built: 2007
- 2 Tenants

Upper Level - Northwest Farm Credit Services ±3,240 SF

Lower Level - GSA ±3,290 SF

**\*\*Land and building only - Businesses not included**

**Chad Burd** | 208.770.2597 or [chad.burd@kiemlehgagood.com](mailto:chad.burd@kiemlehgagood.com)

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## **100 % Leased**



208.770.2590  
2065 W. Riverstone Dr., Suite 101  
Coeur d'Alene, ID 83814  
[KIEMLEHAGOOD.COM](http://KIEMLEHAGOOD.COM)



# KIEMLE HAGOOD



# AERIAL VIEW

## Net Leased Investment

2631 Nez Perce Drive, Lewiston, ID 83501

### Demographics

	1mi	3mi	5mi
Est Pop 2019	5,813	35,362	55,342
Projected Pop 2024	5,799	35,537	55,930
2019 Average HHI	\$64,224	\$66,839	\$72,057
2019 Median HHI	\$52,686	\$57,226	\$59,524
Est Daytime Pop	6,670	32,749	44,074

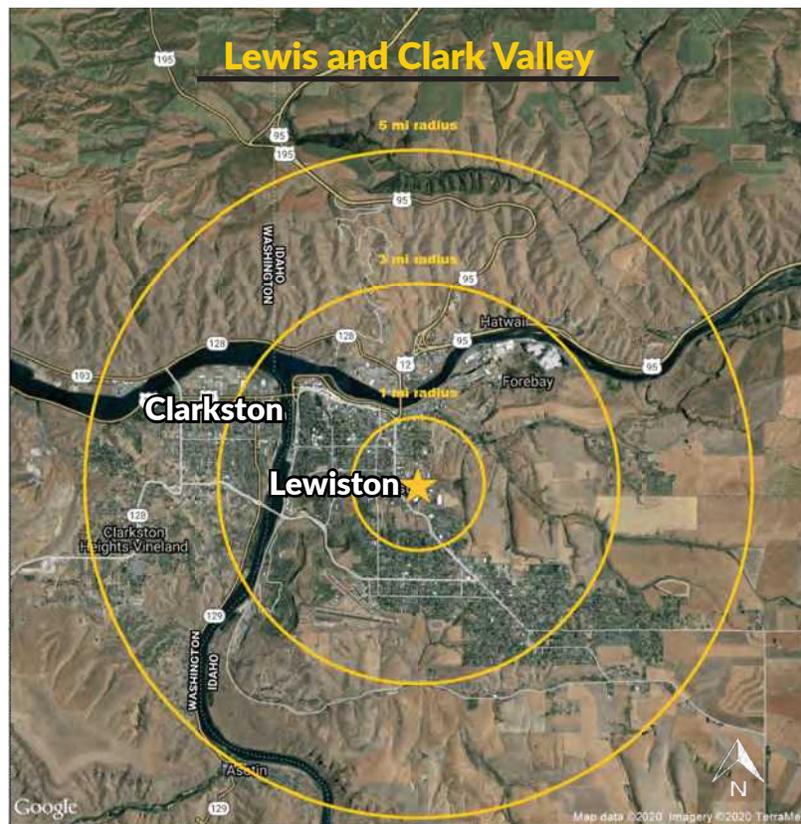
### Traffic Counts

Nez Perce Drive: ±3,395 ADT  
 Thain Rd @Nez Perce Dr: ±12,000 ADT

\*Data Source: Regis Online



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