



FOR SALE - \$7,575,000

NOI

First Year: \$303,000

Overall: \$322,000

CAP Rate

4.0%

4.25%

SEC Ramsey Rd. & Marie Ave.

Coeur d'Alene, ID

- Two free-standing buildings on 53,000± sf hard corner pad
- Starbucks: 2,000± sf - 10 Year Lease
- MultiCare-Indigo Urgent Care; 4,415± sf - 15 Year Lease - BTS in construction
- Anchored by 72,000± sf WinCo Foods
- Immediate proximity to I-90 Fwy. Exchange via Ramsey Rd.
- Multiple left turn access points
- Major Signals at Ramsey Rd/Appleway & Ramsey Rd. & Marie Ave. **Over 50,000 combined ADT**
- **Click [HERE](#) to view Site Aerial Video**

Broker contact:

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105 N 1st St., Ste 300,
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Click [HERE](#) to View Aerial Video

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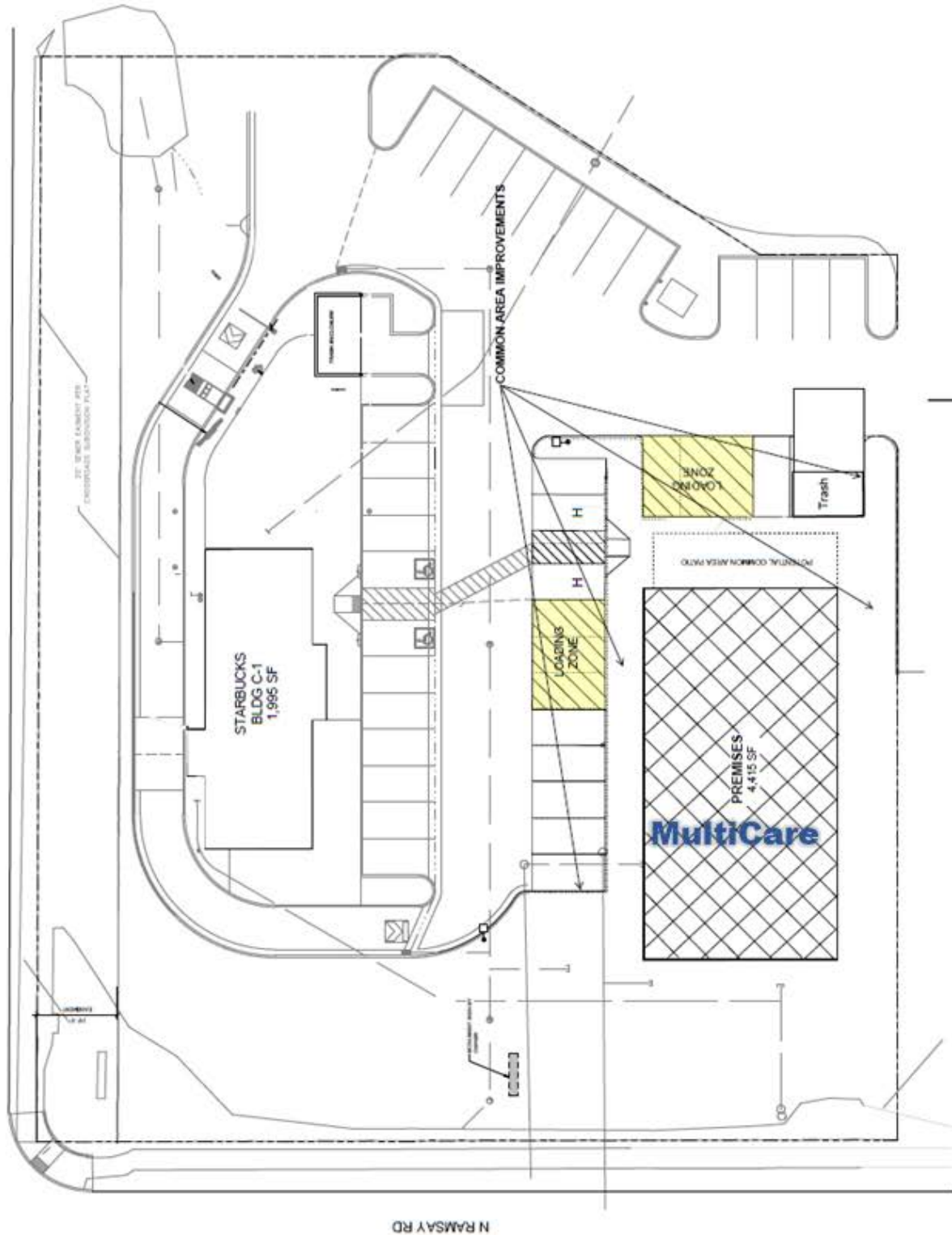
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W MARIE AVE



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