

# Lakeview Lodge

## 110 N Coeur d'Alene Ave, Harrison, ID 83833



Listing ID: 30045830  
 Status: Active  
 Property Type: Hospitality For Sale  
 Hospitality Type: Motel  
 Size: 8,000 SF  
 Sale Price: \$1,485,000  
 Unit Price: \$92,812.50 Per Unit  
 Sale Terms: Cash to Seller



### Overview/Comments

The Lakeview Lodge is a 16 unit motel located in the lakeside community of Harrison, Idaho. Every room has a view over looking the trail of the CDA's and beautiful Lake Coeur d Alene. The Lakeview Lodge is the only motel on the south end of the lake. Harrison is a small historic community that caters to cyclists, boaters, motorcyclists, adventure seekers, hunters and fishermen. The Lodge is a dynamic growing enterprise. Rates have consistently increased over the last 12 years. Lakeview rooms consist of 4 king rooms, 5 standard two double or queen bed rooms, 3 kitchenette rooms, 1 combined or 2 separated rooms with full kitchen and two baths. Room 15 is a full one bedroom suite with full kitchen and oversized deck. New this season is room 16, located in the original office / managers suite. A new 575 sq.' office and multi purpose structure is being completed this spring (see drawings attached). Rooms are individually decorated in a lodge, cabin motif. Clients enjoy a very unique and personal experience. The Lodge was built in the 1960's and was completely renovated and rebuilt in 2009. Upgrades have continued each year. Adventure tourism is the wave of the future. The Lakeview Lodge is well positioned to enjoy a long and successful future. See the lodge website [www.lakeviewlodge-harrison-idaho.com](http://www.lakeviewlodge-harrison-idaho.com) and the chamber of commerce website [www.harrisonidaho.org](http://www.harrisonidaho.org).

### More Information Online

<http://www.nwcre.org/listing/30045830>



### QR Code

Scan this image with your mobile device:

### General Information

Taxing Authority: Kootenai County Tax ID/APN: 105310 Hospitality Type: Motel Zoning: COMMERCIAL Property Use Type: Business Building Name: Lakeview Lodge	Total Number of Units: 16 Name of Establishment: Lakeview Lodge Building/Unit Size (RSF): 8,000 SF Land Area: 0.45 Acres Sale Terms: Cash to Seller Cap Rate: 10.0%
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### Area & Location

Retail Clientele: Family, Traveler, Tourist, Recreation Property Located Between: Coeur d Alene Lake and Hwy 97 South Property Visibility: Excellent Largest Nearby Street: Hwy 97 South Feet of Frontage: 180 Highway Access: Hwy 97 South turns into Coeur d Alene Ave as it goes thru Harrison. Direct access off Hwy 97 South.	Site Description: Generally level and rectangular on top of hill overlooking the lake and trail of the CDA's. Area Description: Harrison is a small historic community at the South end of Lake Coeur d Alene. Nearby Attractions: Lake Coeur d Alene, Harrison, bike trails, fishing, boating, hiking, hunting, water skiing.
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### Building Related

Total Number of Buildings: 2 Number of Stories: 2 Property Condition: Good Year Built: 1962	Year Renovated: 2014 Roof Type: Hip Construction/Siding: Wood Frame Average Occupancy Rate: 31
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Water Recreation: Other  
Parking Type: Surface  
Parking Description: 24 space gravel parking lot with plenty of room  
Passenger Elevators: 0  
Freight Elevators: 0  
Laundry: Shared

Heat Type:  
Heat Source:  
Air Conditioning:  
Internet Access:  
Interior Description:

Electricity  
Wall Units  
Window Unit  
Cable, Satellite  
Nicely appointed theme rooms

### Land Related

Zoning Description: Commercial  
Lot Frontage: 180  
Lot Depth: 113  
Water Service: Municipal  
Sewer Type: Municipal

Easements:  
Land Ownership:  
Legal Description:

Utilities  
Fee  
Three parcels, AIN 105310 + 131656 +125470;  
Crane Park Add to Harrison, Lt 1 EX TX # EX RW  
BLK 1 S01 T47N R4W

### Location

Address: 110 N Coeur d'Alene Ave, Harrison, ID 83833  
County: Kootenai  
MSA: Coeur d'Alene



### Property Images



Bike Parking on Trail of the Coeur d Alenes



Pole Sign on Hwy 97 aka CDA Ave in Harrison



Near Docks at Harrison



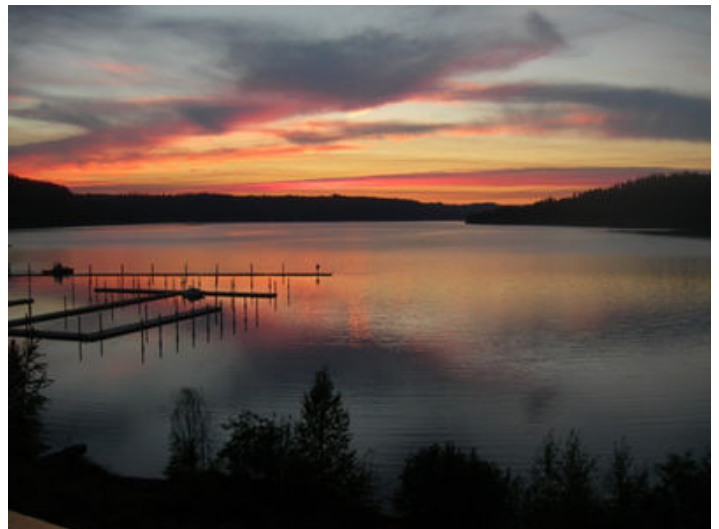
View from Lake



Trail of The Coeur d Alenes



View from Docks



Lake View SW



Lakeview Lodge Aerial Map



lakeview-lodge-rm15-



Street Map



Lakeview-Room-2beds



lakeview-lodge-rm10



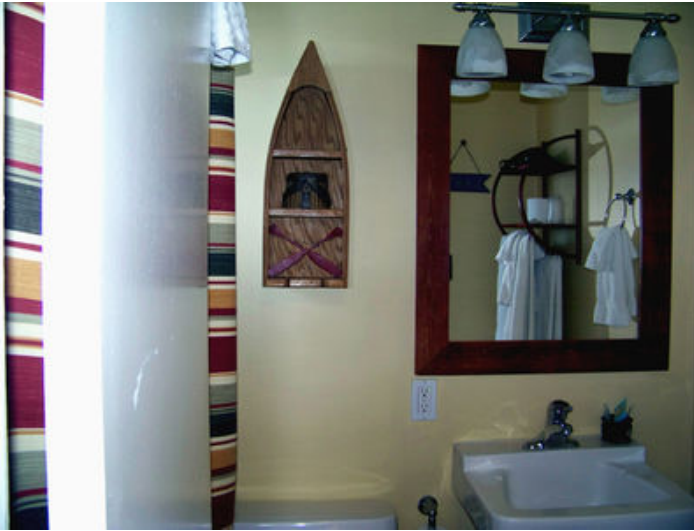
patio



rm2-bed



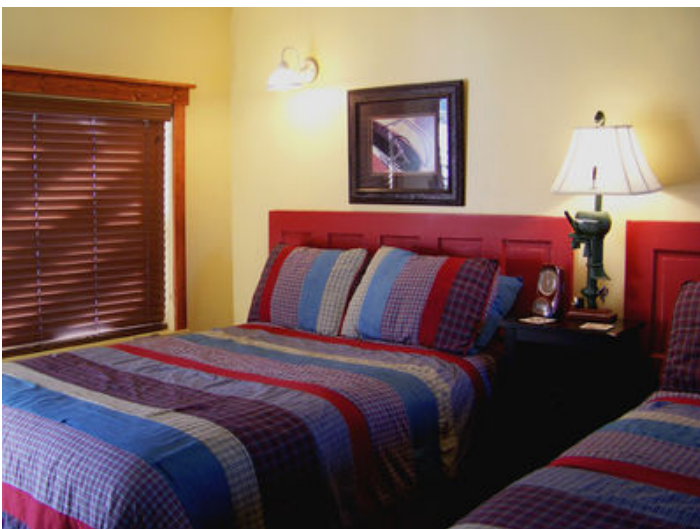
rm5-front



rm5-bath



rm10



rm5-beds



rm10-kitchen



rm11-beds-and-view



rm-12-apt-bed



rm11-deck-view



rm-13-map-bed



rm11-seating



rm13-patio2



rm13-seating



Rm-15-deck-and-view



rm-14-room-and-deck



rm15-seating



rm15bed



lakeview north side



lakeview water front



lakeview-history map



lakeview-and-boats-600



lakeviewlodge from water

## Property Contacts



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