

# OFFICE/RETAIL BUILDING FOR SALE OR LEASE



Offered at

**\$299,000**

**Possible Seller Financing OAC**

**FOR LEASE AT**

**\$1.00 PSF, Modified Gross**

Parcel: RPC00000188230A

Acres: 0.18

Owner/Agent

Excellent visibility for your business. Built in 1961, this 2,400 sqft office/retail building could be one or demised into two tenants. Several private offices, large cubical area, full reception area and a conference room, which was a bank vault. Street and off-street parking with 11 parking spaces. Excellent signage. Fiber internet available. Formally owned by Hagadone and was the office for the Shoshone News and Press. This building has been nicely updated, vacant and ready to occupy. Fully furnished with desks, filing cabinets and chairs. Roof has been recently recoated and the back exterior wall repainted. Walking distance to the Trail of the Coeur d'Alenes and the Coeur d'Alene river.



620 E Mullan Avenue,  
Osburn, ID 83849



**CRAIG HUNTER**

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**CCIMTEAM.COM**

**KIEMLE  
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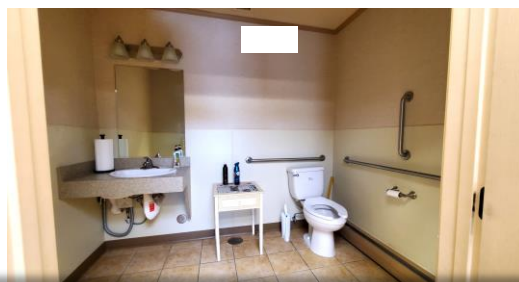


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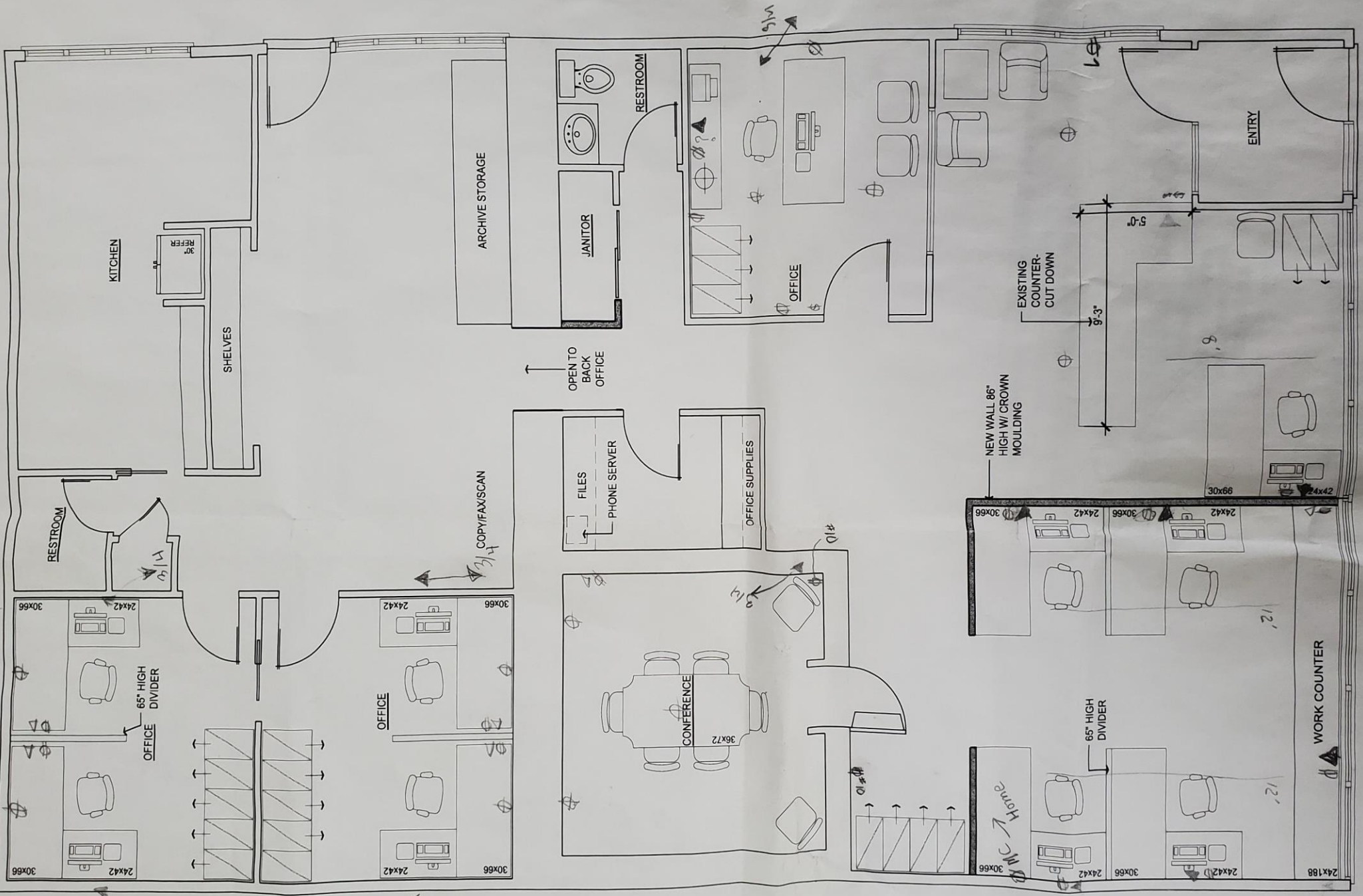


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- ½ mile to Interstate 90 east or west bound
- 7 Miles to Kellogg
- 43 Miles to Downtown CdA

- 52 miles to the Coeur d'Alene Airport
- 90 miles to Sandpoint
- 82 miles to the Spokane International Airport

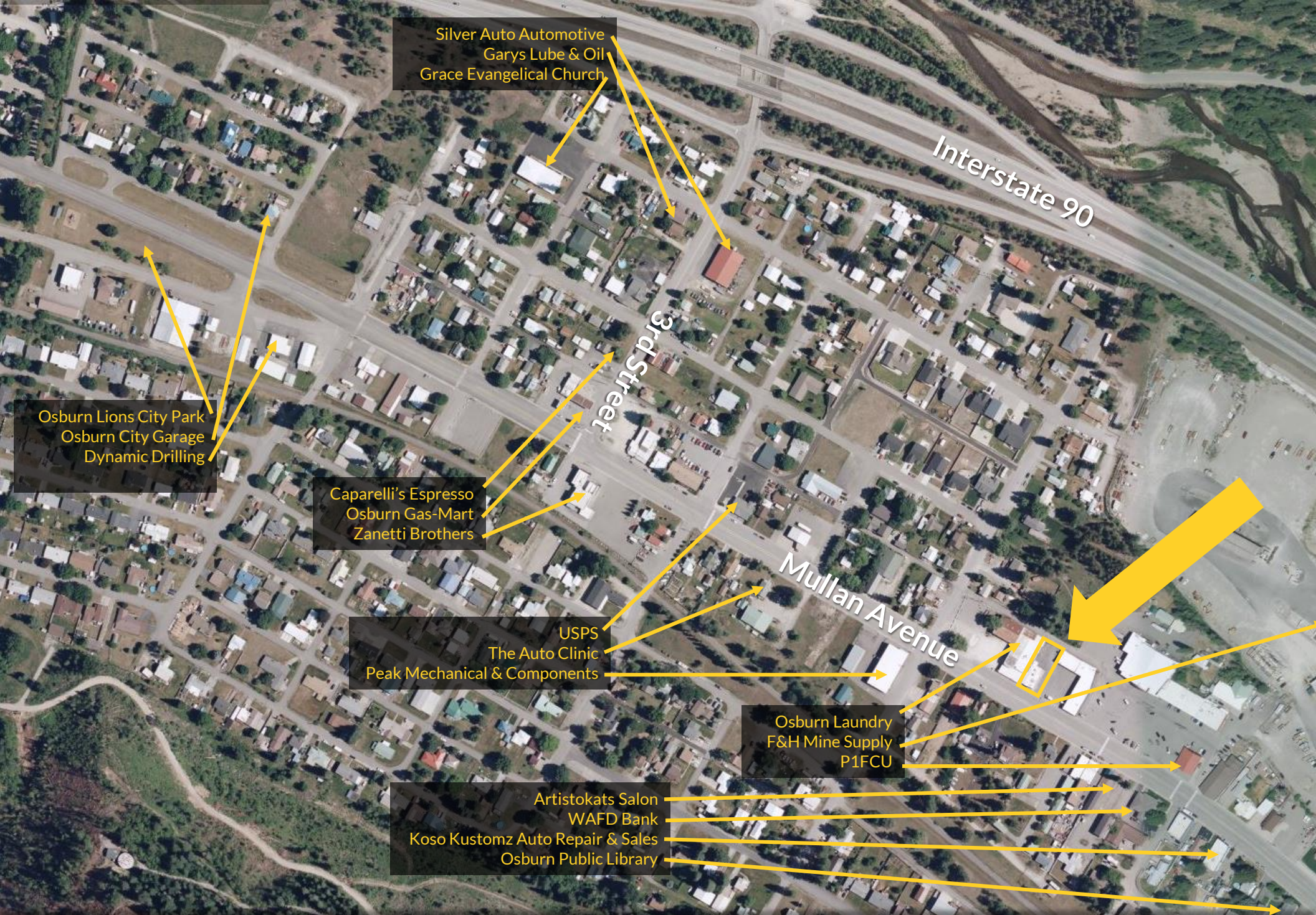
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Silver Auto Automotive  
Garys Lube & Oil  
Grace Evangelical Church

Osburn Lions City Park  
Osburn City Garage  
Dynamic Drilling

Caparelli's Espresso  
Osburn Gas-Mart  
Zanetti Brothers

USPS  
The Auto Clinic  
Peak Mechanical & Components

Osburn Laundry  
F&H Mine Supply  
P1FCU

Artistokats Salon  
WAFD Bank  
Koso Kustomz Auto Repair & Sales  
Osburn Public Library

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**Traffic Counts Per Day**

E Mullan - 2,410  
3rd Street - 3,009  
I-90 - 13,926

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**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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SUITE 102  
COEUR D'ALENE, ID 83814