

# Multi-Level, Multi-Level Site Built < 2 Acre - Coeur d'Alene, ID



**602 606 N Government Way, Coeur D'alene, ID, 83814**

Offered at \$2,495,000

ATTENTION INVESTORS AND DEVELOPERS. Here is an excellent opportunity to acquire both 602 and 606 N Government Way in Coeur d'Alene. Sold as is, these contiguous properties make up 0.31 acres within the DO-N (Downtown-North) Overlay District. Utilizing Infill Design Standards found on the City of Coeur d'Alene's website under "Planning Department", this property is potentially open to development (with bonuses) up to an allowable 2.0 multiplier (FAR) floor area ratio. On 0.31 acres, this can amount up to 27,000 SF of livable area that can be developed, minus floor area dedicated to "on grade" parking, elevators, and other variables. This DO-N Overlay district FAR calculation places no restriction on the number of units that can be built, as long as acceptable SF is not exceeded and the maximum building height of 45 ft is not exceeded. Be aware that subterranean parking is a possible option that will not impinge on total floor area computation. With this in mind, you are encouraged

5 Bedrooms

3 Bathrooms

4,106 sqft

0.31 acre (lot size)

Built: 1916



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