

1415 PARK VIEW DR

OFFICE INVESTMENT FOR SALE | TWIN FALLS, 83301



SALE PRICE: \$1,506,700 | CAP RATE: 7%
OWNER LEASE-BACK

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Ideal opportunity for owner-users or investors seeking medical office product in the Twin Falls market.

Central Twin Falls location with convenient access to major arterial roads and surrounding neighborhoods.

Lease to be executed during due diligence and commence upon closing.

Strategically located near St. Luke's Hospital, providing unmatched proximity for medical and professional users.

Ample on-site parking and flexible floor plan suitable for a variety of professional office users.

PUD allows medical and professional office uses.

Well-maintained and in excellent condition.

SPACE	SIZE	SALE PRICE
ENTIRE BLDG	5,521 SF	\$1,506,700

PROPERTY TYPE: Office

PRICE PER SF: \$272.90 SF

NOI: \$105,469

LOT SIZE: 0.12 Acres

YEAR BUILT: 2013

SUBMARKET: Twin Falls

CONTACT

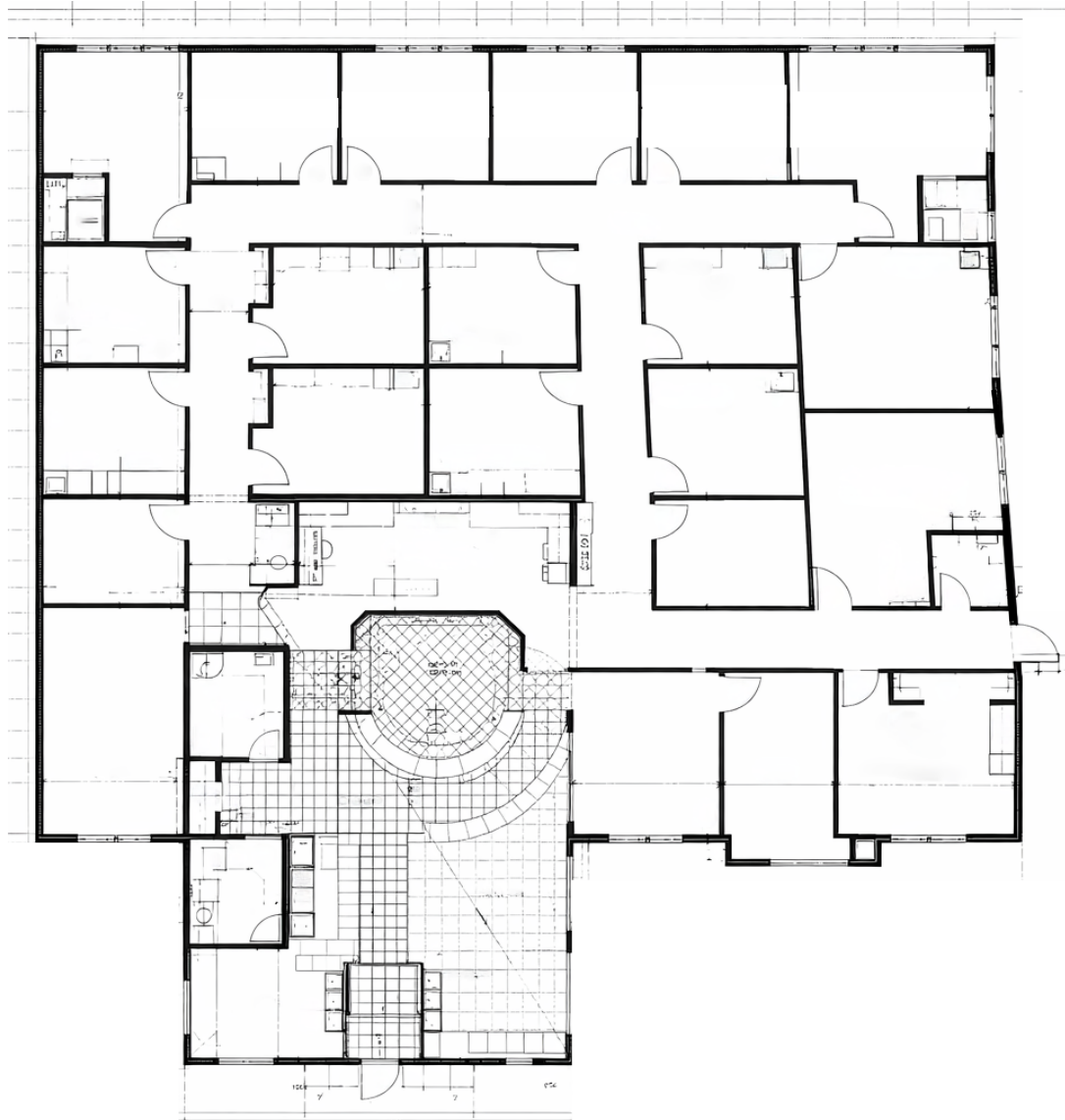


HIGHLIGHTS

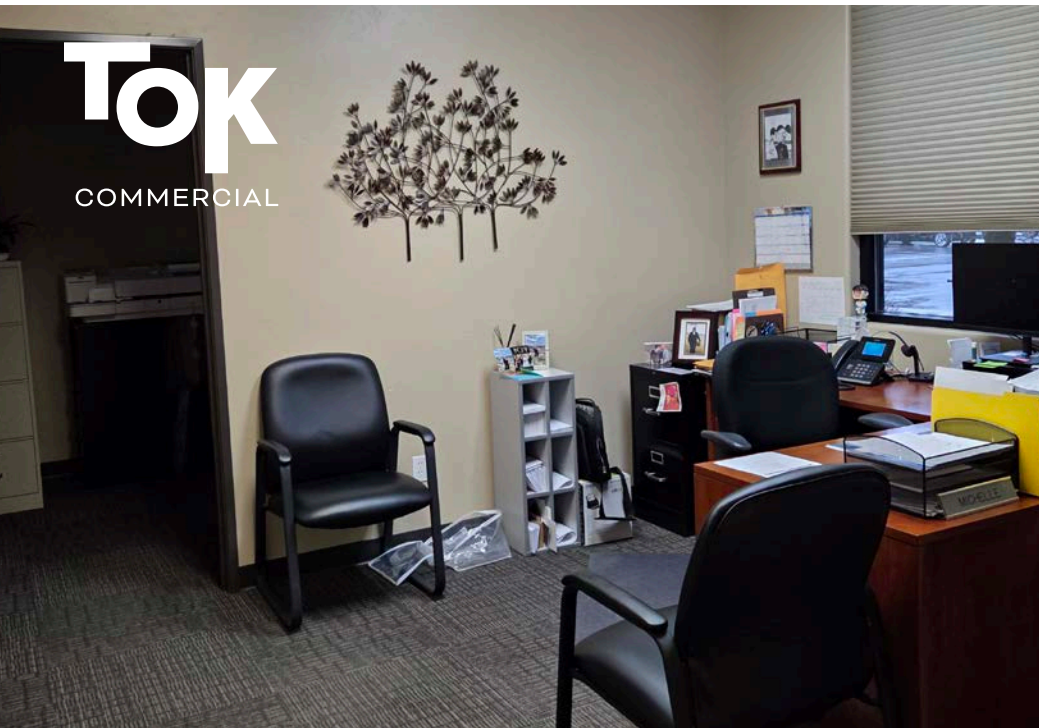


DETAILS





FLOOR PLAN



TOK

COMMERCIAL

CANYON SPRINGS - TWIN FALLS GOLF CLUB

SNAKE RIVER

PARKVIEW LOOP E



Walgreens



Denny's



COSTCO WHOLESALE



POLE LINE RD W

PARKVIEW DR



TACO JOHN'S



WASHINGTON DR

DUTCH BROS



WinCo FOODS

BLUE LAKES BLVD N



CANYON RIDGE HIGH SCHOOL

1 MILE RADIUS



POPULATION
12,778
1 MI. RADIUS

HOUSEHOLDS
4,655
1 MI. RADIUS

AVG. HOUSEHOLD INC.
\$90,831
1 MI. RADIUS

3 MILE RADIUS



POPULATION
41,605
3 MI. RADIUS

HOUSEHOLDS
15,979
3 MI. RADIUS

AVG. HOUSEHOLD INC.
\$89,964
3 MI. RADIUS

5 MILE RADIUS



POPULATION
65,249
5 MI. RADIUS

HOUSEHOLDS
24,862
5 MI. RADIUS

AVG. HOUSEHOLD INC.
\$92,988
5 MI. RADIUS

UPDATED: 5.5.2026

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ALONG GROWTH CORRIDOR WITH RAPIDLY EXPANDING COMMERCIAL AND MEDICAL



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TENANT PROFILE

COMING TOGETHER TO OFFER AN EVEN HIGHER STANDARD OF CARE. RIVER VIEW EYE SPECIALISTS



River View Eye Specialists is a premier ophthalmology and vision care provider serving Southern Idaho, formed through the merger of several respected local practices to deliver comprehensive, high-quality, and accessible eye care. With a team of board-certified surgeons and experienced providers, the practice offers a full spectrum of services—from routine eye care to advanced surgical procedures—utilizing state-of-the-art technology and a patient-centered approach.

TAKING CARE OF YOUR HEALTH

Comprehensive eye care services including exams, diagnosis, and treatment of eye conditions

Advanced surgical capabilities including LASIK, cataract, retina, and eyelid procedures

Board-certified ophthalmologists with a strong reputation for clinical outcomes

Formed from the merger of multiple established regional practices, enhancing scale and service offerings

Multiple locations providing convenient regional access for patients

Patient-focused approach emphasizing quality, affordability, and continuity of care



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