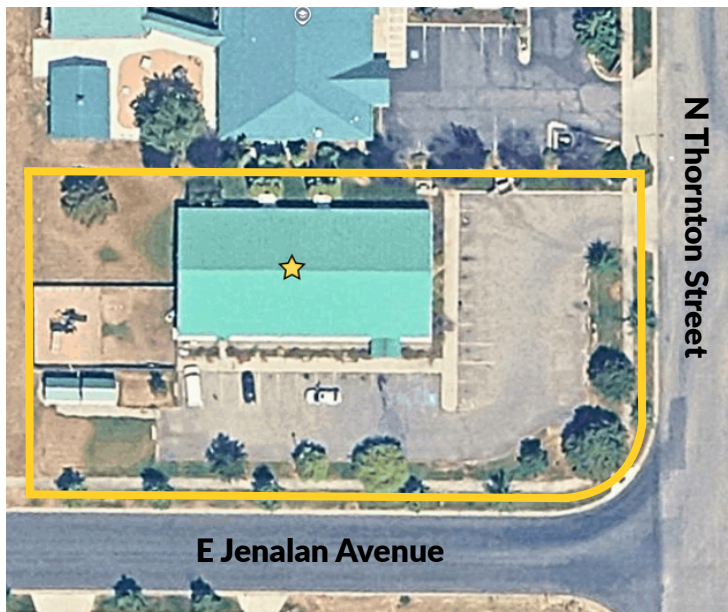


# FOR SALE

**CAP RATE 6.8%**

## SINGLE TENANT NNN DAYCARE

715 N Thornton Street | Post Falls, ID 83854



**OFFERING PRICE** | \$1,050,000

**BUILDING SIZE** | ±7,280 SF

**YEAR BUILT** | 2000

**LOT SIZE** | ±0.98 Acres (±42,688 SF)

**PARCEL NO.** | P00500010040

**ERIK NELSON, SIOR**

509.220.4042

[erik.nelson@kiemlehagood.com](mailto:erik.nelson@kiemlehagood.com)

**KIEMLEHAGOOD**



This single-tenant NNN investment opportunity offers stable income with four years remaining on the current lease term. The property is fully leased to Tiny Sprouts Daycare, an established childcare operator, and features a 7,280 SF building situated on a ±0.98-acre lot.

Built in 2000, the property is well suited for continued long-term use. The NNN lease structure provides minimal landlord responsibilities, making this an attractive option for investors seeking reliable cash flow and low management demands.

**OFFERING PRICE****\$ 1,050,000****NOI****\$71,635.20****CAP RATE****6.8%****Four years remaining on Lease****Increase in 2<sup>nd</sup> year NOI to \$80,079.96 (7.6% CAP)**

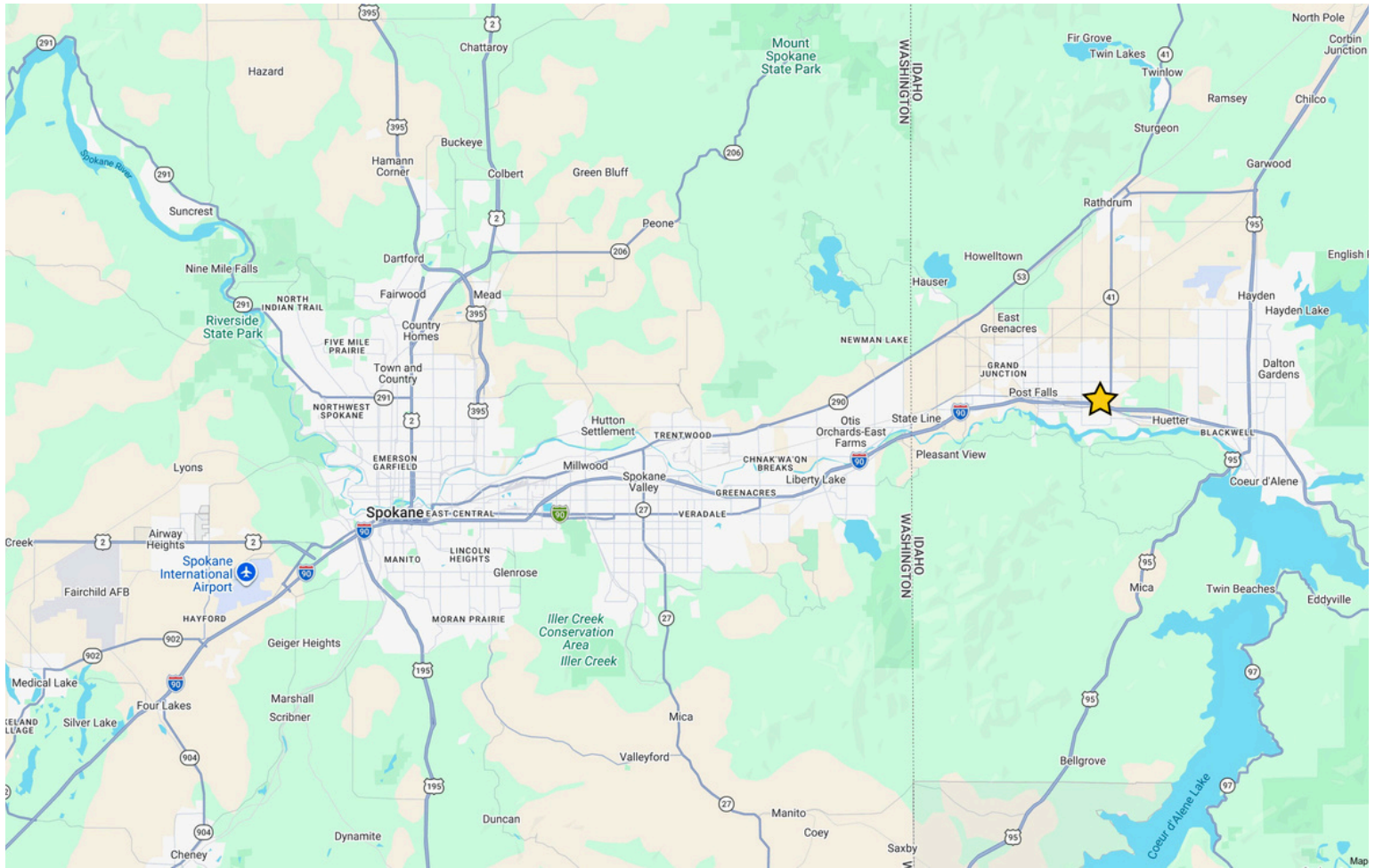


## SURROUNDING RETAILERS

## SINGLE TENANT NNN DAYCARE FOR SALE







## SINGLE TENANT NNN DAYCARE

715 N Thornton Street | Post Falls, ID 83854

[VIEW LOCATION](#)



**ERIK NELSON, SIOR**

509.220.4042 | [erik.nelson@kiemlehagood.com](mailto:erik.nelson@kiemlehagood.com)



No warranty or representation, expressed or implied, is made by Kiemle Hagood, its agents or its employees as to the accuracy of the information contained herein. All information furnished is from sources deemed reliable and submitted subject to errors, omissions, change of terms and conditions, prior sale, lease or financing, or withdrawal without notice. No one should rely solely on the above information, but instead should conduct their own investigation to independently satisfy themselves. Kiemle Hagood respects the intellectual property of others: If you believe the copyright in your work has been violated through this Website, please contact our office for notice of claims of copyright infringement. For your complaint to be valid under the Digital Millennium Copyright Act of 1998 (DMCA), you must provide the following information when providing notice of the claimed copyright infringement: Identify the material on the Website that you believe infringes your work, with enough detail so that we may locate it on the Website; provide your address, telephone number and email address; provide a statement that you have a good faith belief that the disputed use is not authorized by the copyright owner, its agent, or the law; provide a statement that the information in the notification is accurate, and under penalty of perjury, that the complaining party is authorized to act on behalf of the owner of an exclusive right that is allegedly infringed; and provide your physical or electronic signature. Upon receiving your complaint, Kiemle Hagood will, upon review, remove content that you believe infringes your copyright if the complaint is found to be valid.

### OFFICE LOCATIONS

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

601 W MAIN AVENUE, SUITE 400  
SPOKANE WA 99201