



FREESTANDING COMMERCIAL BUILDING FOR SALE OR LEASE

927 E Polston Avenue
Post Falls, ID 83854

PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

**KIEMLE
HAGOOD**

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.

PROPERTY DETAILS

FREESTANDING COMMERCIAL BUILDING FOR SALE OR LEASE
927 E Polston Avenue, Post Falls, ID 83854

Discover the perfect setting for your business with this impressive freestanding commercial building located in the bustling community of Post Falls, Idaho. Situated in a thriving growing community with excellent visibility and accessibility, this property offers a versatile space suitable for a variety of business ventures.

SALE

Offering Price: ~~\$4,995,000~~ \$4,795,000
Price Per SF: ~~\$148.55~~ \$142.60

SALE PRICE REDUCED!

LEASE

Lease Rate: \$0.90 PSF, NNN (\$30,263 per month, NNN)

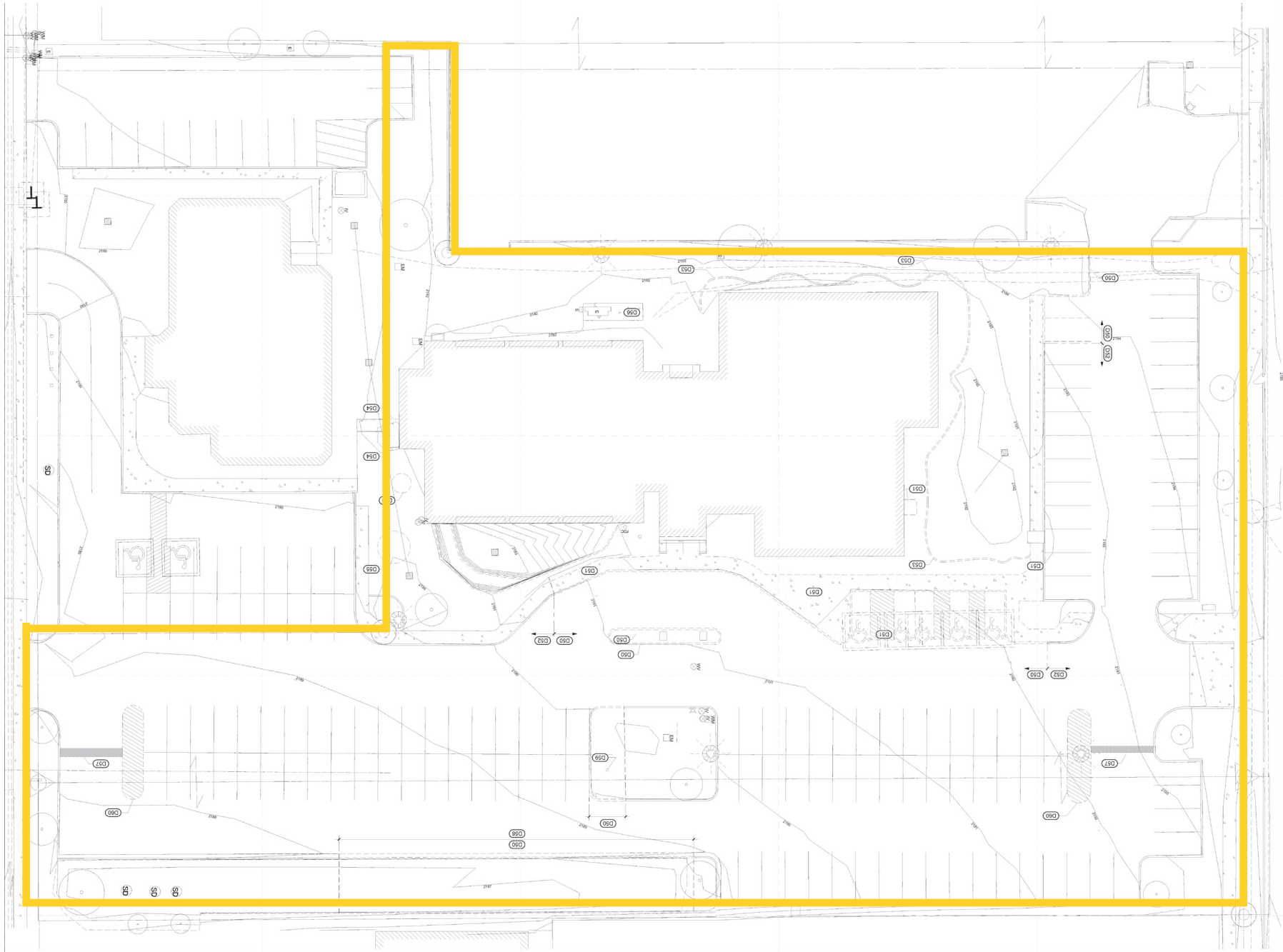
PROPERTY DETAILS

Building Size: ±33,626 SF
Lot Size: ±2.31 AC
Parcel No.: P7520001001A
Zoning: Community Commercial Services (CCS)
Year Built: 1999
Property Configuration: Single Tenant (Current)
Primary Use: Office
Center Type: Freestanding Building
Building Class: A
No. of Floors: 3
Parking: Approx. 117 Stalls
Current Use: Gym
Tenant: Peak Fitness
Lease Term: Occupying Building until August 2024

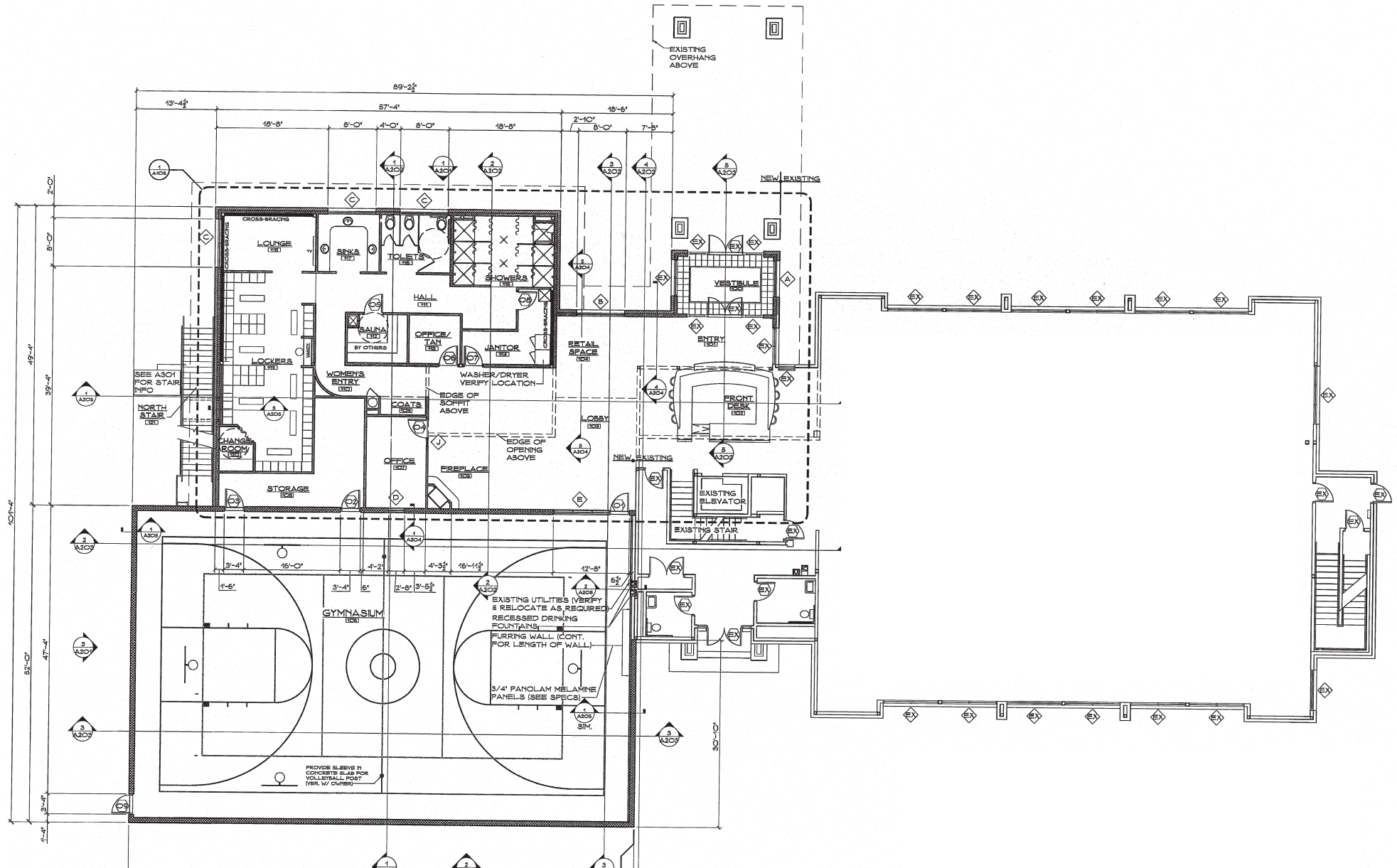
**Business not included in sale of Building*

**Use exclusions apply. Contact agent for more information*

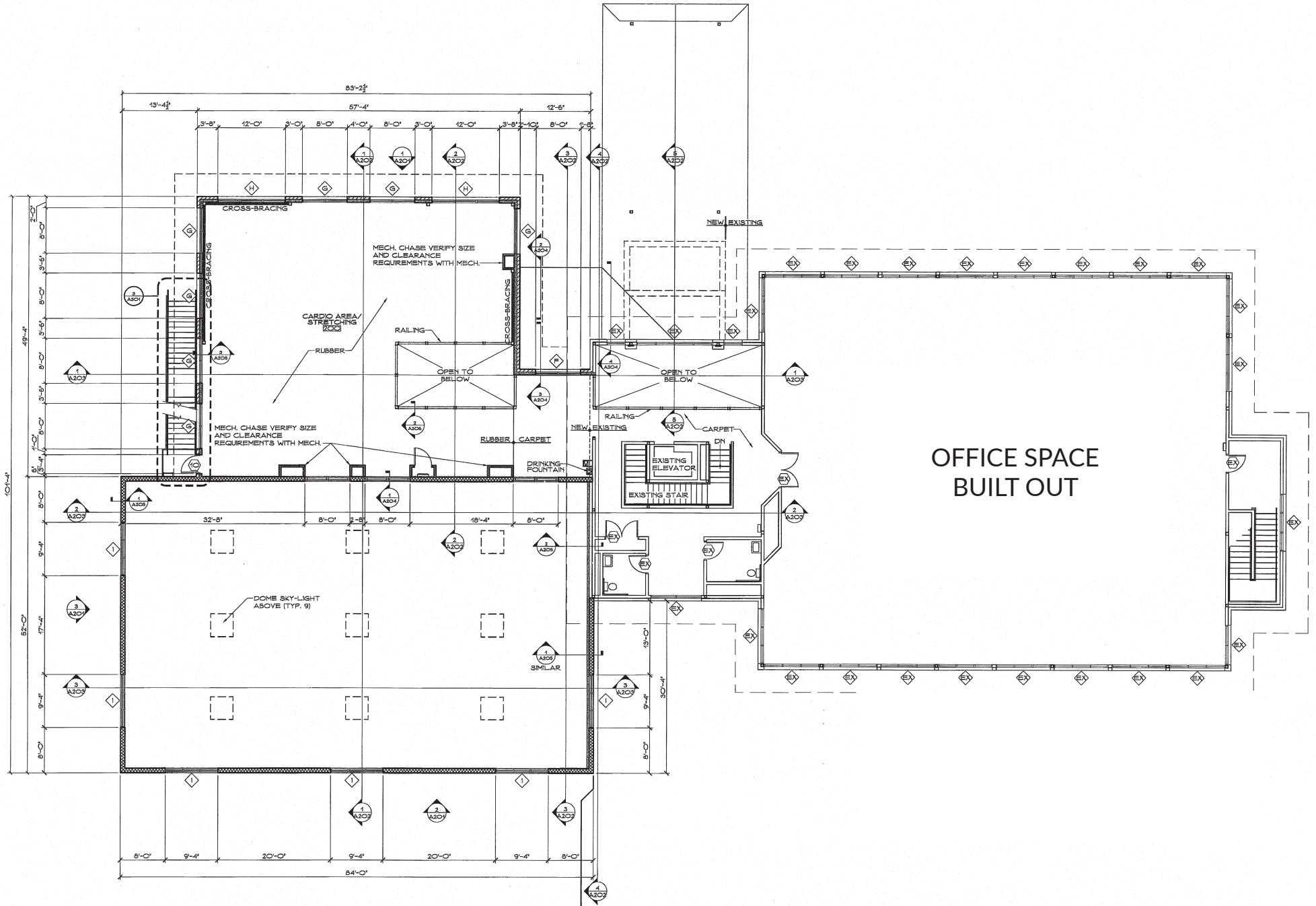




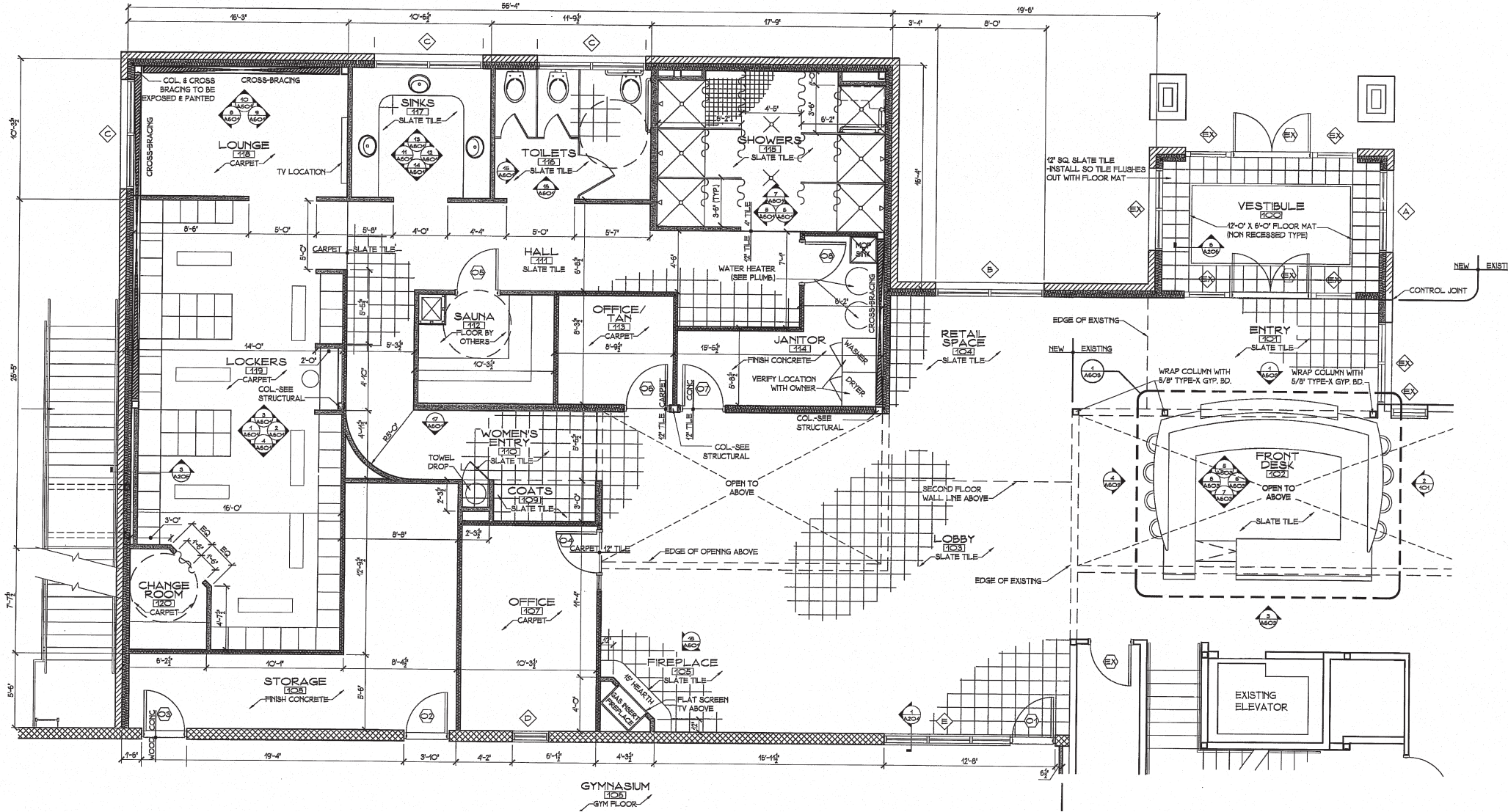
**Some inaccuracies may exist*



Note: the following floorplans do not necessarily reflect accurate current floorplans and some discrepancies exist. Contact list agent for more information.



Note: the following floorplans do not necessarily reflect accurate current floorplans and some discrepancies exist. Contact list agent for more information.



Note: the following floorplans do not necessarily reflect accurate current floorplans and some discrepancies exist. Contact list agent for more information.

BUILDING PHOTOS



927 E Polston Avenue
Post Falls, ID 83854



INTERIOR PHOTOS

927 E Polston Avenue
Post Falls, ID 83854



INTERIOR PHOTOS

927 E Polston Avenue
Post Falls, ID 83854



INTERIOR PHOTOS

927 E Polston Avenue
Post Falls, ID 83854



PROPERTY OUTLINE

927 E Polston Avenue
Post Falls, ID 83854



*Property lines are approximate

SURROUNDING AREA

Freestanding Commercial Building
927 E Polston Avenue | Post Falls, ID 83854



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Est Population 2024	9,791	42,059	73,791
Proj Population 2029	10,483	44,005	78,431
Growth 2024-2029	1.4 %	0.9 %	1.3 %
Average HHI	\$85,748	\$95,562	\$94,989
Median HHI	\$65,256	\$77,725	\$75,349
Daytime Demos	8,318	23,029	38,357



MILLWORX -
New Mixed Use Development
"Post Falls, Reimagined. Luxurious Urban Living"
50+ Acre Redevelopment Project
Commercial, residential, entertainment & civic uses

FREESTANDING COMMERCIAL BUILDING FOR SALE OR LEASE

927 E Polston Avenue
Post Falls, ID 83854

PAT EBERLIN

208.215.1375

pat.eberlin@kiemlehagood.com

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehagood.com

KIEMLE HAGOOD

1579 W Riverstone Drive, Suite 102
Coeur d'Alene, ID 83814
www.kiemlehagood.com

KIEMLEHAGOOD 

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.