

CLASS A INDUSTRIAL BUILDING FOR SALE

# 921 N LEAN STREET

POST FALLS, ID | 83854



SALE PRICE **\$1,649,000**  
**Price Reduced!**

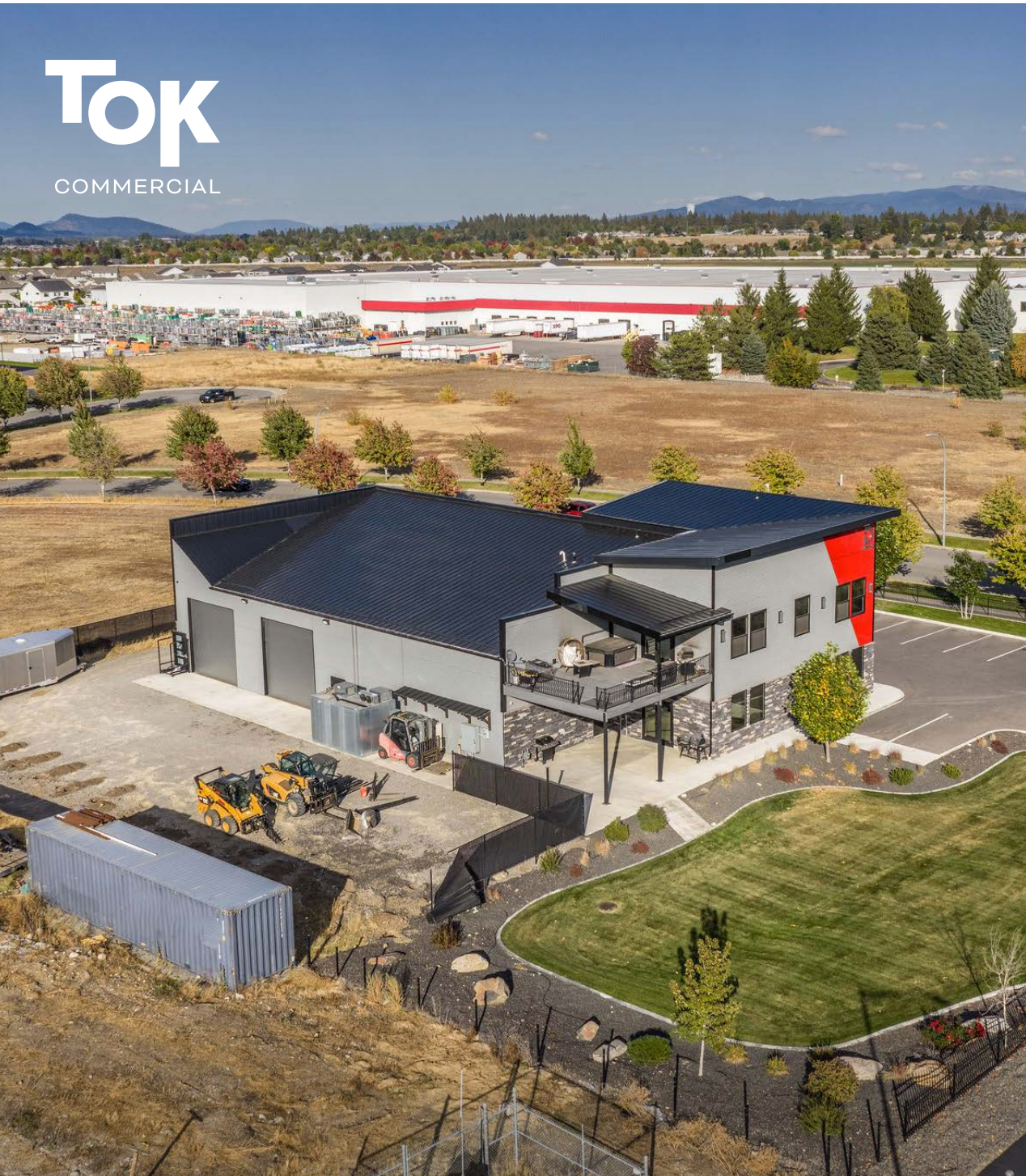


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## PROPERTY

Property Address	<b>921 N Lean Street Post Falls, ID 83854</b>
Lot Size	<b>0.81 Acres</b>
Building Size	<b>6,674 SF</b>
Year Built	<b>2024</b>
Zoning	<b>Industrial</b>
Property Type	<b>Class A Flex Industrial</b>
Grade Doors	<b>(4) 14' x 14'</b>
Clear Height	<b>15'</b>
Power	<b>1 Phase; 400 Amps</b>
Sale Price	<b>\$1,649,000</b>

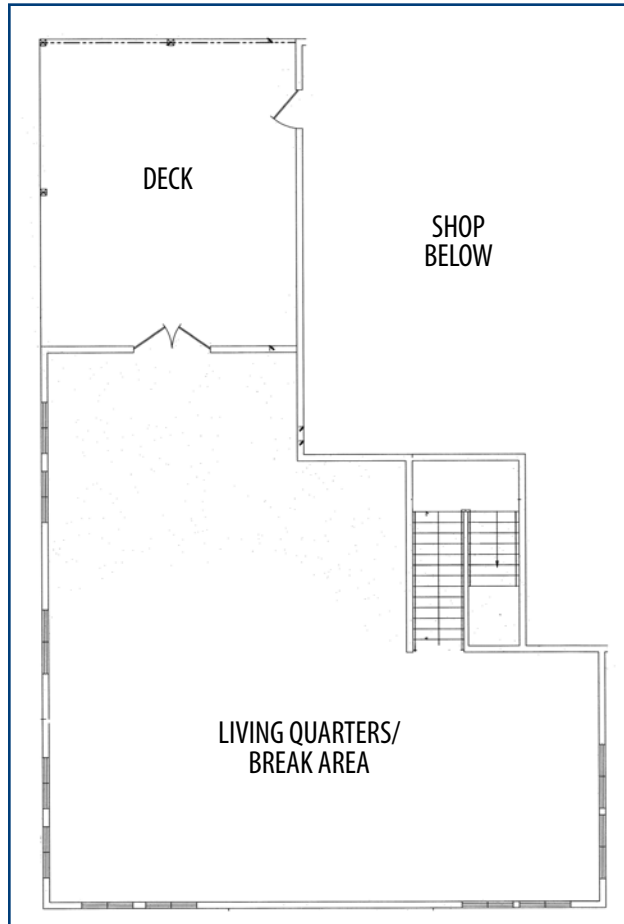
**PRICE REDUCED!**

## HIGHLIGHTS

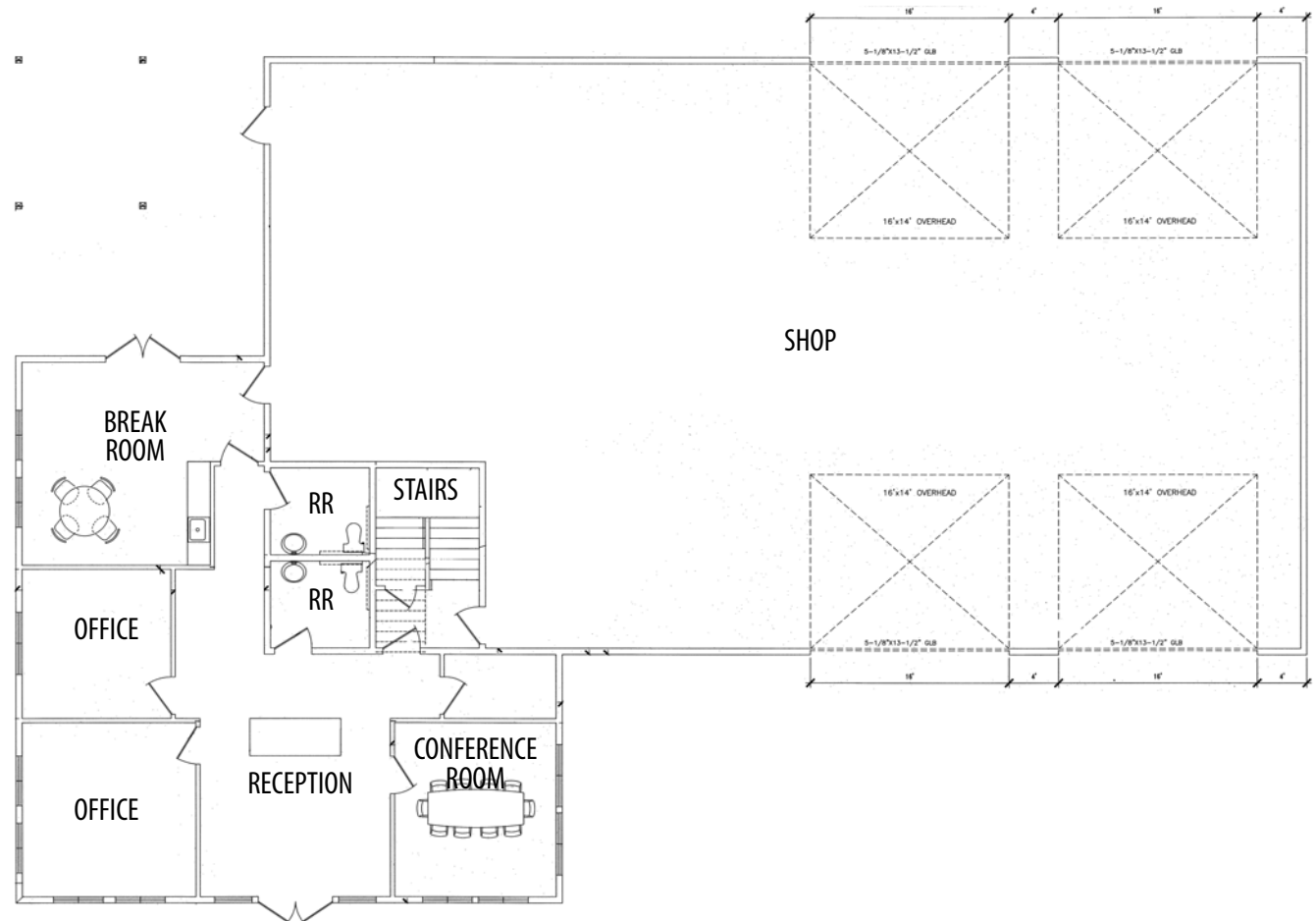
- Class A industrial building featuring modern construction and high-end finishes.
- Secure storage yard offering ample space for outdoor storage and vehicle parking.
- Radiant floor heat throughout the shop and office areas for efficient year-round comfort.
- Upstairs living quarters included, could easily be transitioned to a break area or additional offices.
- Prime Post Falls location with convenient access to I-90, Coeur d'Alene, and Spokane.

# FLOOR PLAN

**UPPER FLOOR**

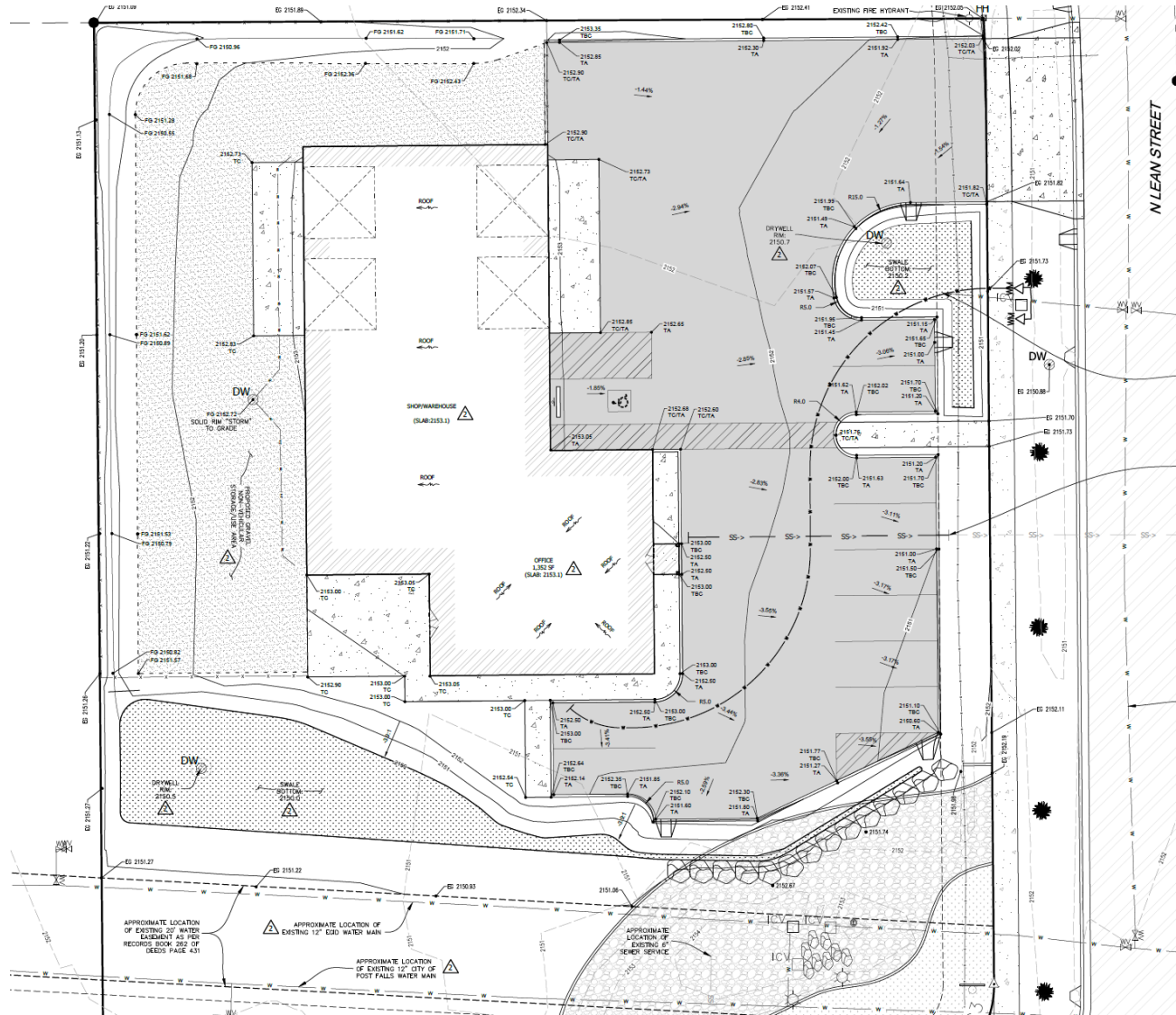


**MAIN FLOOR**





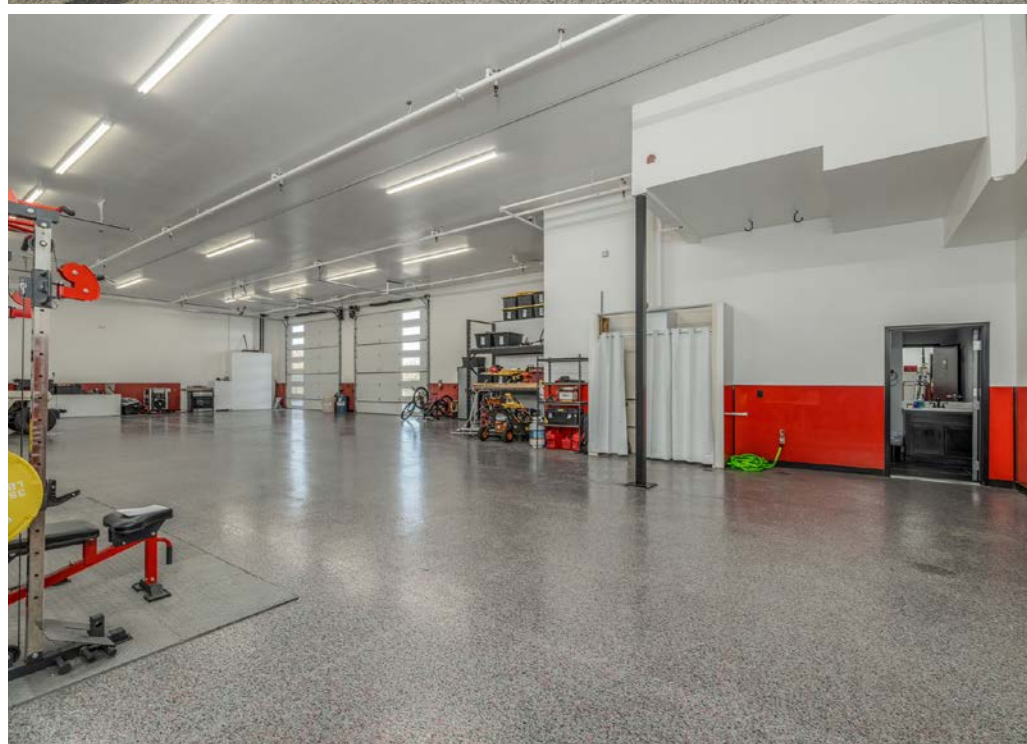
# SITE PLAN



















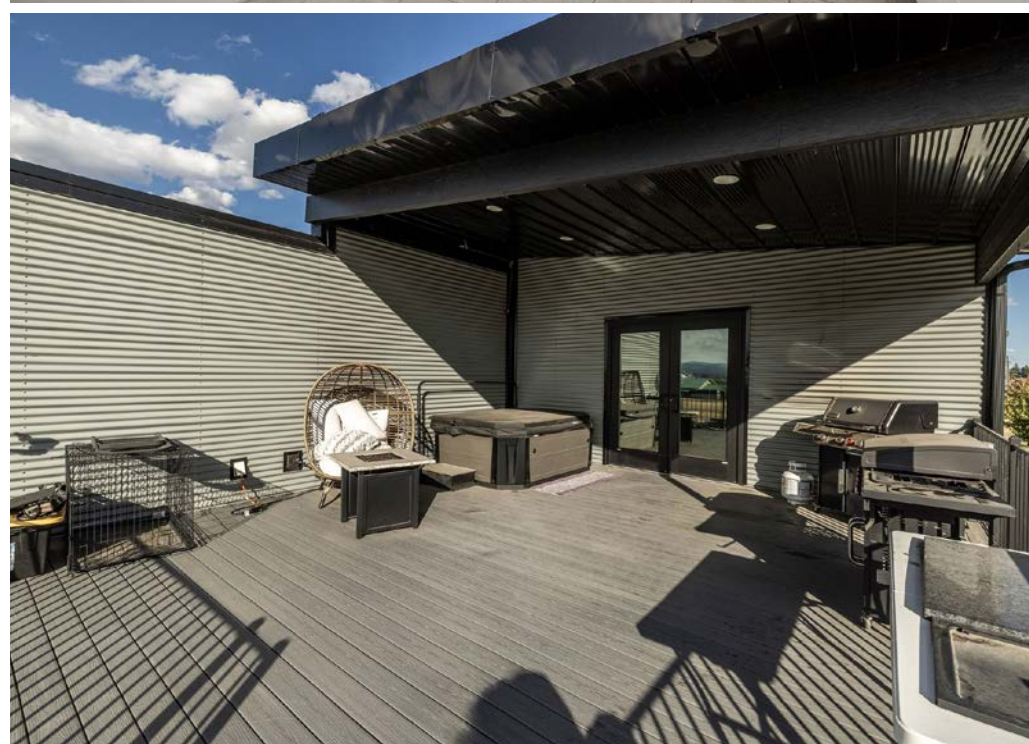






















# 1 MILE RADIUS



POPULATION  
**5,459**  
1 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.2%**  
1 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$92,775**  
1 MI. RADIUS

# 3 MILE RADIUS



POPULATION  
**34,505**  
3 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.9%**  
3 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$94,043**  
3 MI. RADIUS

# 5 MILE RADIUS



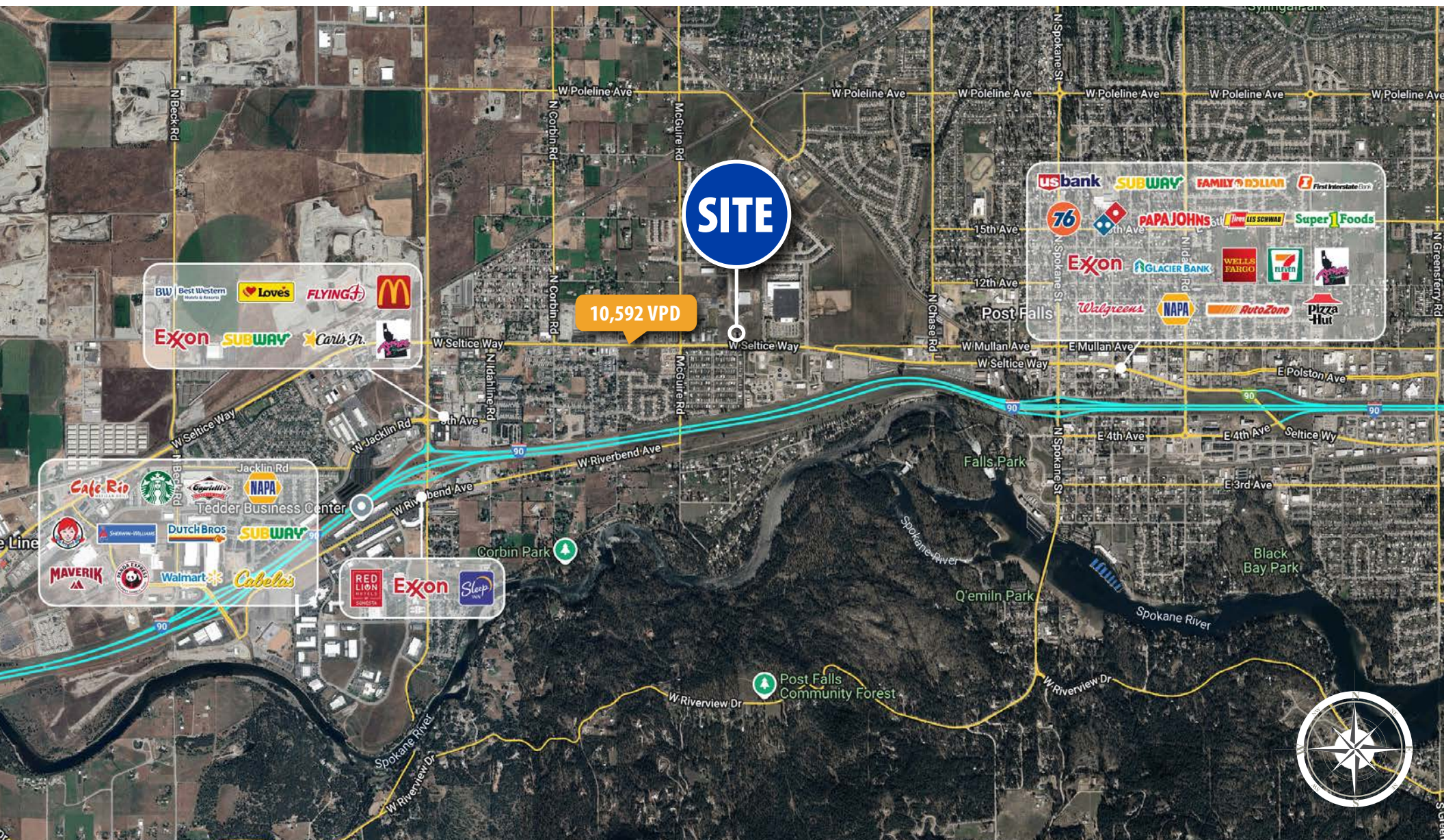
POPULATION  
**58,453**  
5 MI. RADIUS



HISTORIC ANN. GROWTH  
**2.9%**  
5 MI. RADIUS



AVG. HOUSEHOLD INC.  
**\$99,214**  
5 MI. RADIUS



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# AERIAL MAP

18 MIN TO COEUR D'ALENE

30 MIN TO SPOKANE



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**TOK**  
COMMERCIAL

**CB**  
COLDWELL  
BANKER  
REALTY

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