

# FREESTANDING COMMERCIAL BUILDING FOR SALE

**PAT EBERLIN**

208.770.2598

pat.eberlin@kiemlehagood.com

**MARY KIENBAUM**

208.770.2589

mary.kienbaum@kiemlehagood.com

**KIEMLE  
HAGOOD**

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



927 E Polston Avenue  
Post Falls, ID 83854

# PROPERTY DETAILS

Freestanding Commercial Building  
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.

## OWNER USER / INVESTMENT OPPORTUNITY

Offering Price:	\$4,995,000
Price PSF:	\$148.55
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:	Approximately 117 Stalls
Current Use:	Gym
Tenant:	Peak Fitness,
Lease Term:	Occupying building until August 2024

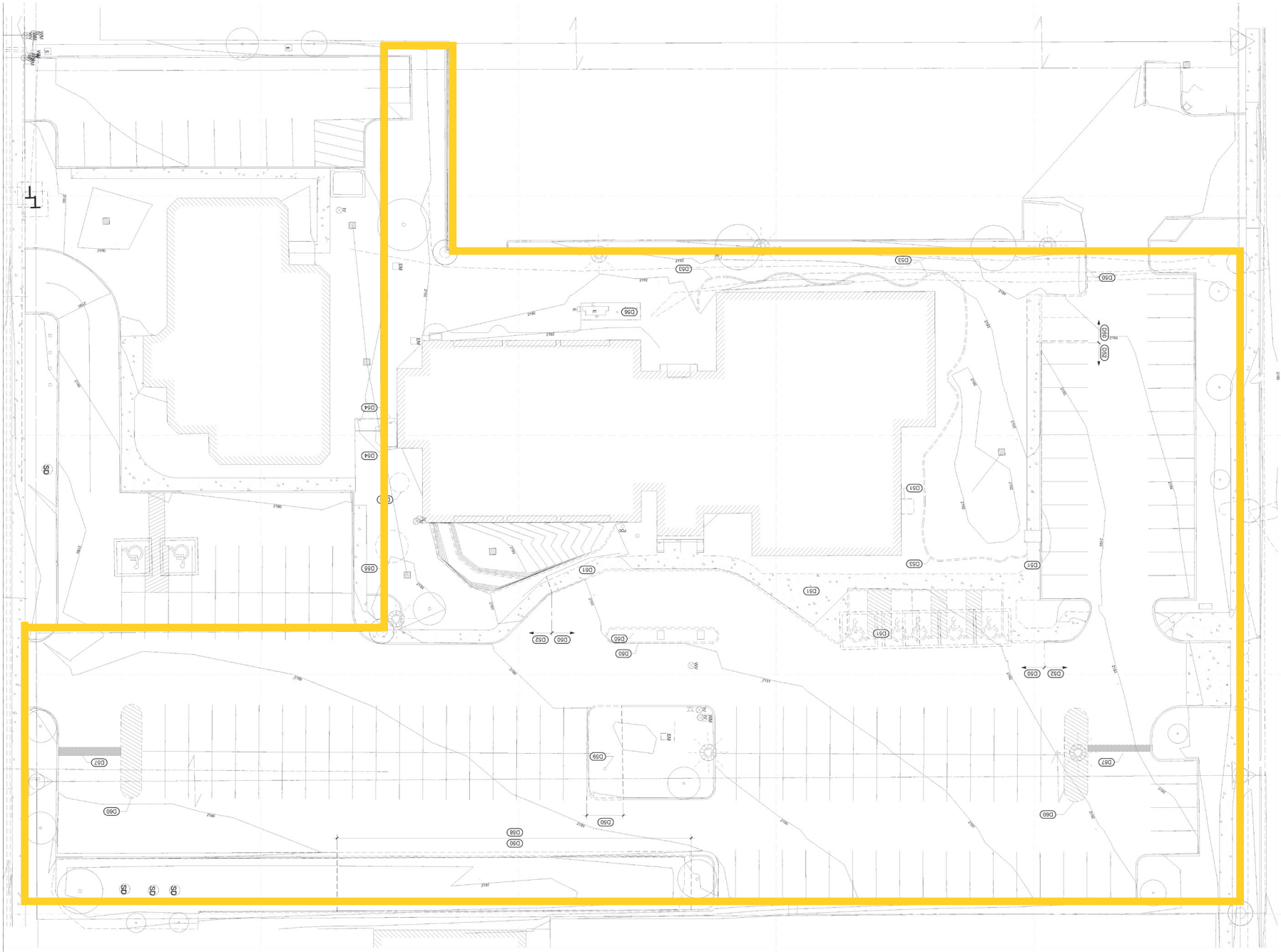
*\*Business not included in sale of Building*

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



# SITE PLAN

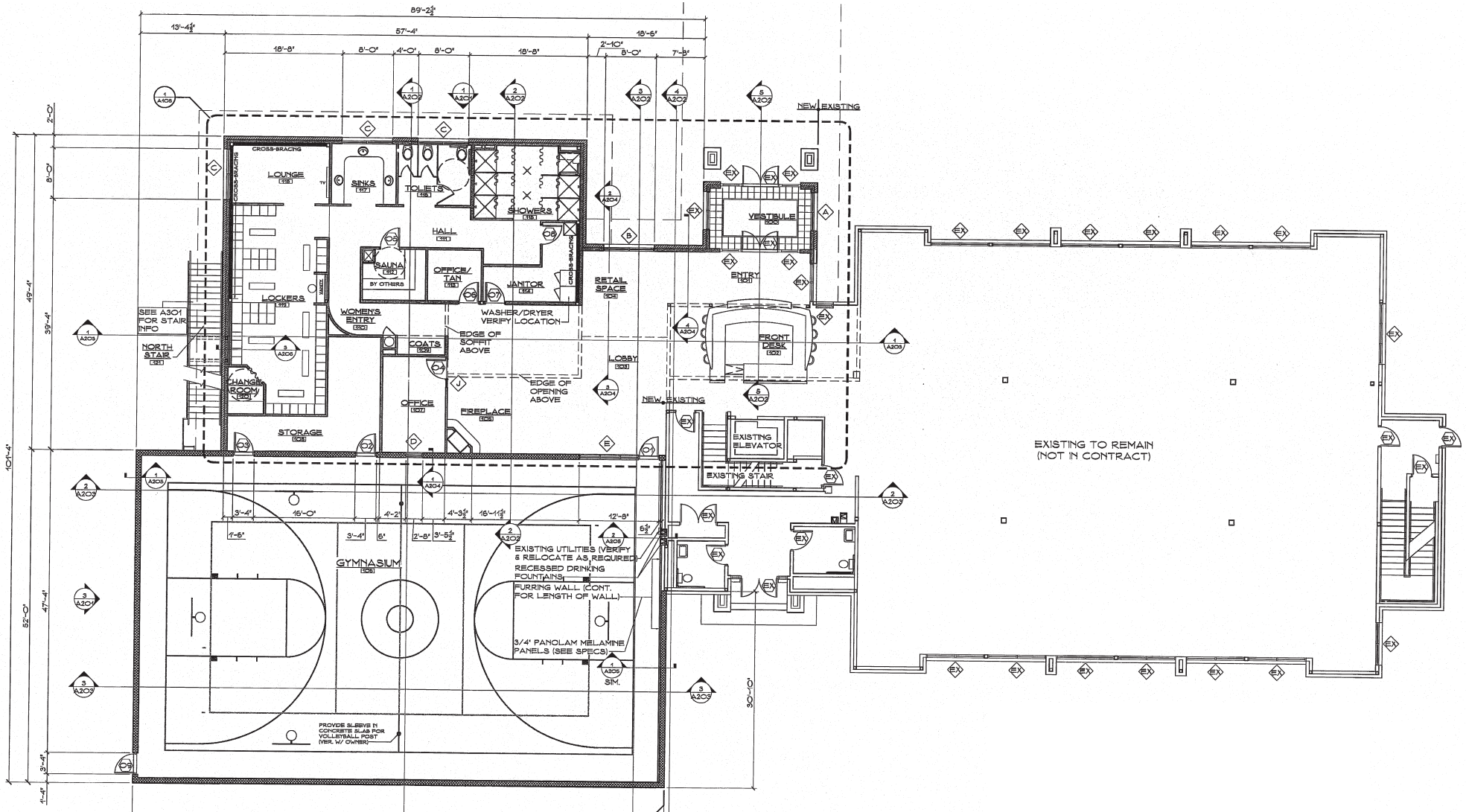
Freestanding Commercial Building  
927 E Polston Avenue | Post Falls, ID 83854



*\*Some inaccuracies may exist*

# FIRST FLOOR PLAN

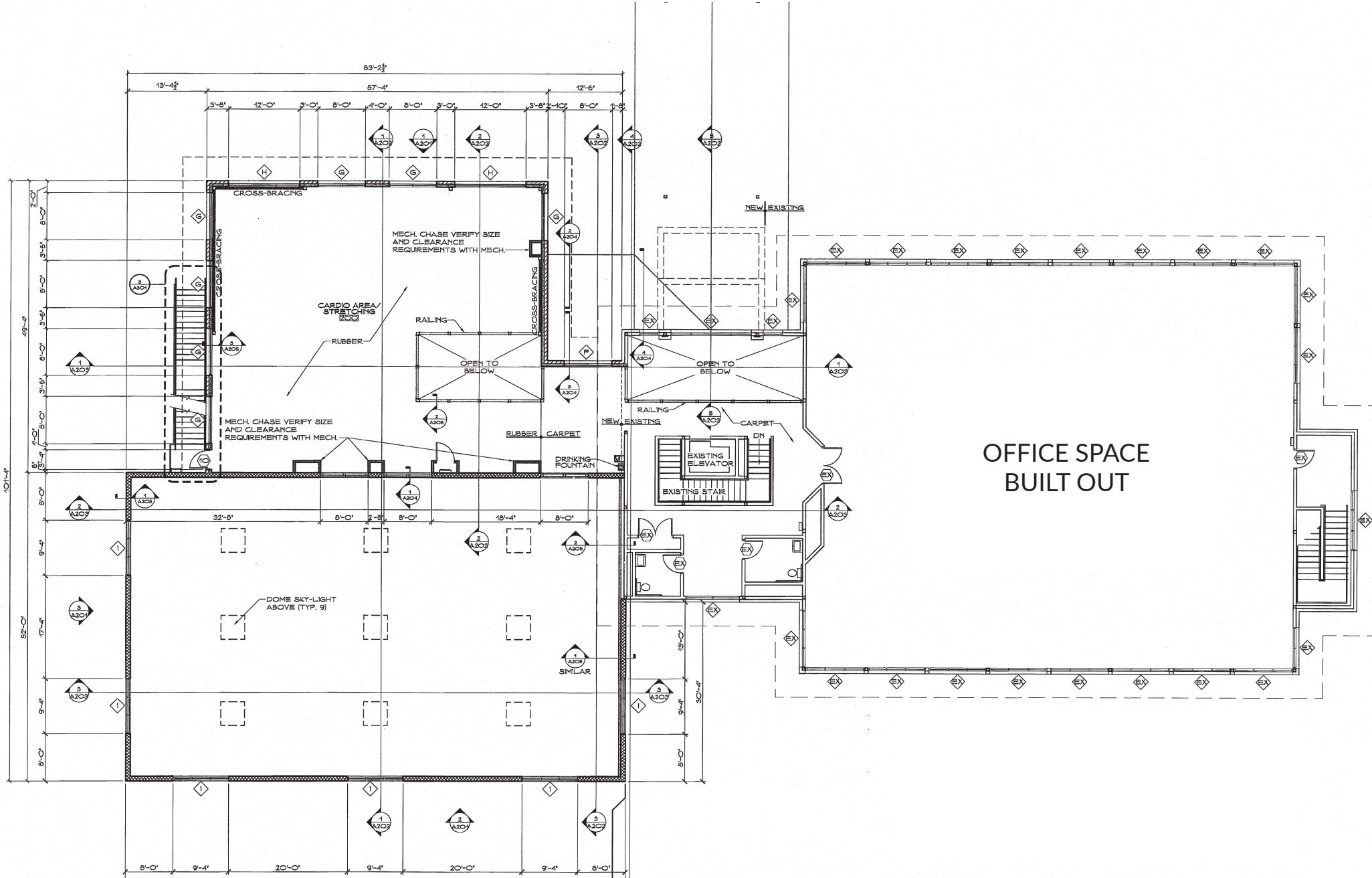
Freestanding Commercial Building  
927 E Polston Avenue | Post Falls, ID 83854



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

# SECOND FLOOR PLAN

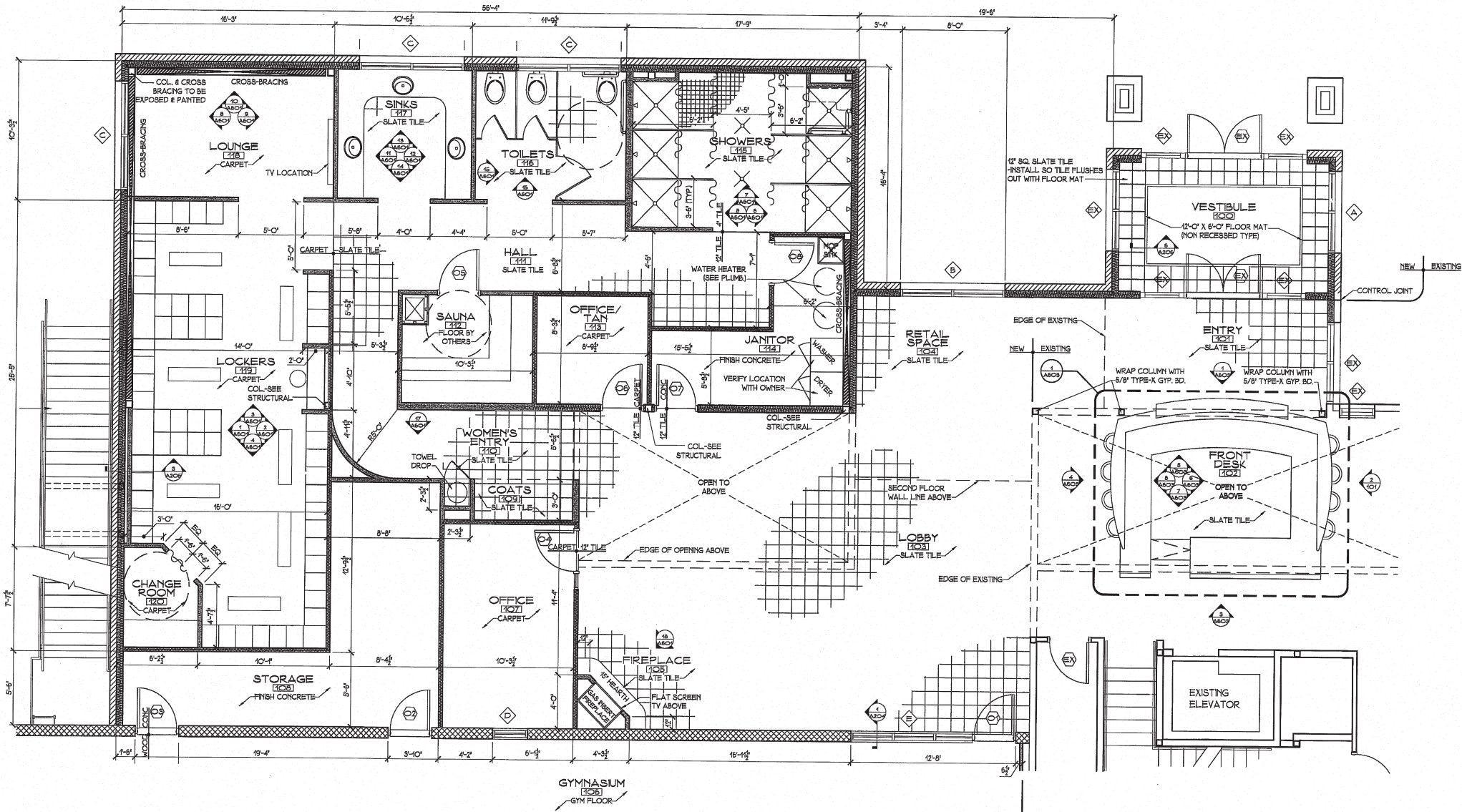
Freestanding Commercial Building  
927 E Polston Avenue | Post Falls, ID 83854



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

# ENLARGED FIRST FLOOR PLAN NORTHEAST END

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



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

# BUILDING PHOTOS

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



# 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

927 E Polston Avenue  
Post Falls, ID 83854

**PAT EBERLIN**

208.770.2598  
pat.eberlin@kiemlehgagood.com

**MARY KIENBAUM**

208.770.2589  
mary.kienbaum@kiemlehgagood.com

**KIEMLE HAGOOD**  
1579 W Riverstone Drive, Suite 102  
Coeur d'Alene, ID 83814  
www.kiemlehgagood.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.