

SENIOR LIVING COMPLEX FOR SALE



Offered at
\$4,499,999
Cap Rate 5.5%

AIN: 144770
Acres: 1.21
Zoned: R-3

Introducing Ridgewood Gardens, a 13 Unit, Senior Community in Post Falls, Idaho. Situated just off Highway 41/Ross Point Road and Interstate 90, this immaculately maintained complex shows pride of ownership and care for the welfare and safety of its residents. This complex is 100% occupied with virtually no vacancy over the last 7 years. This is a turn-key asset featuring a desirable mix of one bedroom and two bedroom units. **55+ neighborhoods are in high demand.** This property is “overbuilt” in terms of design features and square feet provided. The ADA Universal Barrier Free design is not typically found in our market area.

Positioned within the ever-growing Kootenai County, and coupled with our growing demographic of elderly citizens, this asset represents a compelling investment opportunity for buyers. Whether they choose to continue operating the property as is, capitalize on current below-market rents to increase cash flow, or explore more long-term possibilities such as possible conversion to **Enhanced Care Facility**, the potential for success is abundant in this coveted location.



3834 E 3rd Avenue
Post Falls, ID 83854



CRAIG HUNTER

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Professional landscaping. 24-hour security camera system monitors roadways and internal area for added security. Private rear yard and patio for all residences. Lot was just seal coated and restriped.



1 BED/1 BATH UNIT



Units have full kitchens, wide entry and door ways and low pile glued down carpets, for those residents needing wheelchair or walker use, washer/dryer, multiple closets for maximum storage, restrooms feature walk-in tile showers with stainless steel seating, safety bars and large vanity or tub/shower combos. All units have central air, vaulted ceilings, insulated crawl space, glass entry doors for extra natural light and dimming LED lighting fixtures. Garage's are oversized providing even more storage.

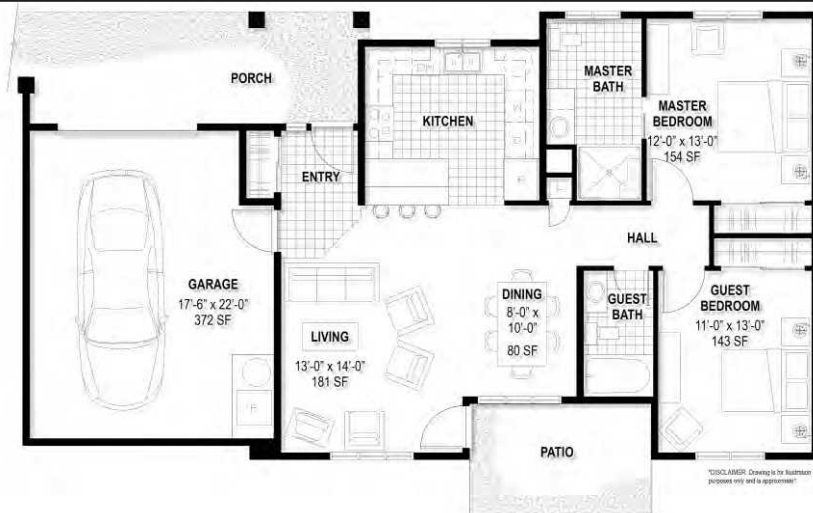
2 BED/2 BATH UNIT



Ridgewood Gardens has a stellar performance record and virtually zero vacancy in the last 7 years.

8 - 2 Bed/2 Bath Units with Garages

5 - 1 Bed/1 Bath Units





3880-B

3860-A

3860-B

3840-A

3840-B

3820-A

Building 3

Building 2

Building 4

Building 5

Building 6

Building 7

Building 1

3880-A

3878-B

3878-A

3846-B

3846-A

3834

3820-B

3rd Avenue



[View Location](#)



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Conveniently located just south of the Intersection of Seltice Way and Highway 41. Minutes to shopping, restaurants, medical and outdoor activities including the Centennial Trail, Kiwanis Park and Highland Golf Course. City Link Bus Service across the street.

3rd Avenue

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OFFICE LOCATIONS

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

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