

OFFICE BUILDING FOR SALE



Offered at
\$1,700,000

Showings by
appointment only

AIN: 192658
Acres: 1.35
Zoned: CCS

17,980 SF multi-tenant office building in Post Falls. This office building was originally designed to be a corporate headquarters/call center. There are three floors which are 4,740 SF each. In addition, there is a 3,760 SF suite on the main level on the front of the project. This building was built in 1988, but has recently been remodeled. Amenities include newer HVAC system, modern security system, elevator update and membrane roof. 1.35 acres of land, zoned CCS. The excess land allows for additional parking or expansion of another building to be constructed. Very close to the Pleasant View and I-90 off-ramp and 2.3 miles from the state line. Priced at \$94.40 psf, which could be more than half of replacement value.



3773 W 5th Avenue
Post Falls, ID 83854



CRAIG HUNTER

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HAGOOD**
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Suite 101: 4,740 sf unit, currently used as a med spa. This unit features reception desk, waiting area, 12 private offices, 1 small double office room, breakroom/kitchen and storage room. Hared restrooms located in the main lobby area.



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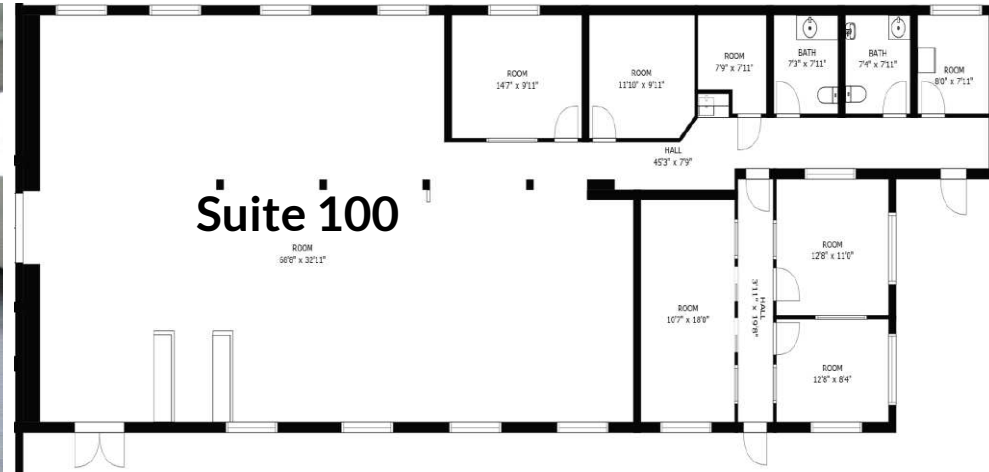
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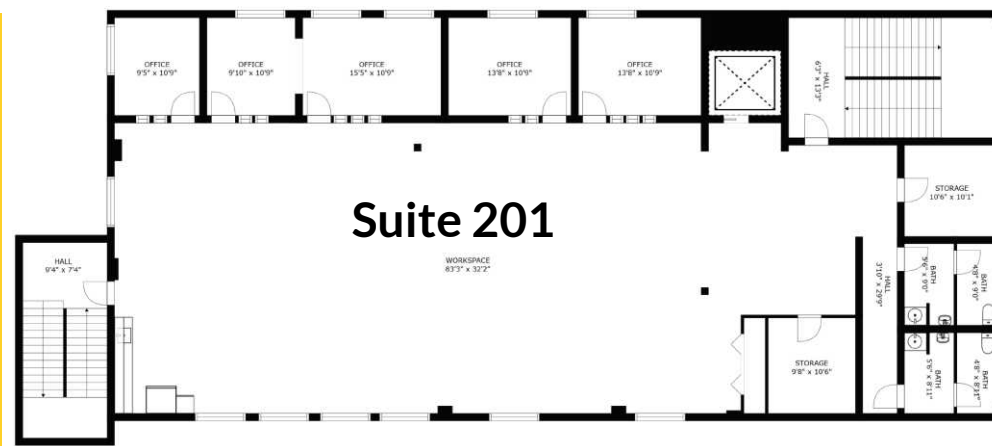
Suite 100:

3,760 sf unit, currently used as a church. This unit features large open area, 7 private offices and 2 restrooms.



Suite 201:

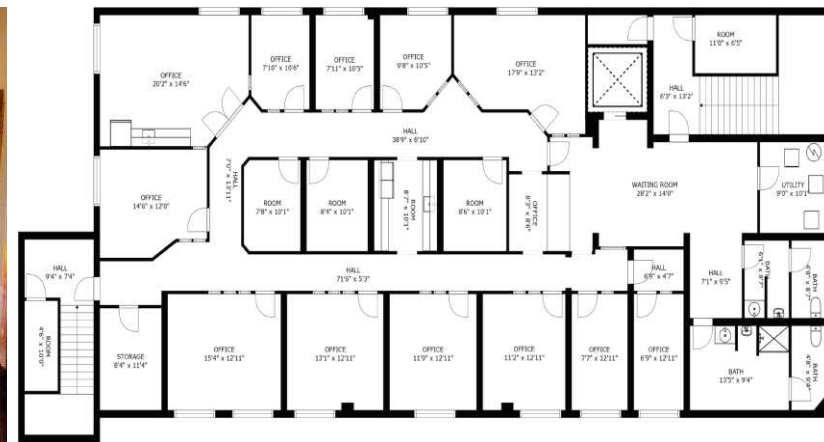
4,740 sf unit, currently used as a call center. This unit features large open bullpen area, 5 private offices, 2 storage rooms, storage closet and 2 restrooms.





Suite 301:

4,740 sf unit, currently used as a medical office. This unit features reception desk, large waiting area, 14 private office/exam rooms, 2 storage rooms, breakroom/kitchen and 2 restrooms.



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- ½ mile to Interstate 90 east or west bound
- 5.5 miles to Highway 41, Post Falls
- 3 miles to Highway 53, Rathdrum
- 12 miles to the Coeur d'Alene Airport
- 10 miles to Highway 95
- 28 miles to the Spokane International Airport
- Traffic Counts Per Day
5th Ave - 5,800
Pleasant View - 13,800

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RIVERBEND
COMMERCE PARK

Interstate 90

W 5th Avenue

Pleasant View Road

ate 90

- 80 Parking Spaces
- Possibility of 18 to 27 additional spaces



[View Location](#)

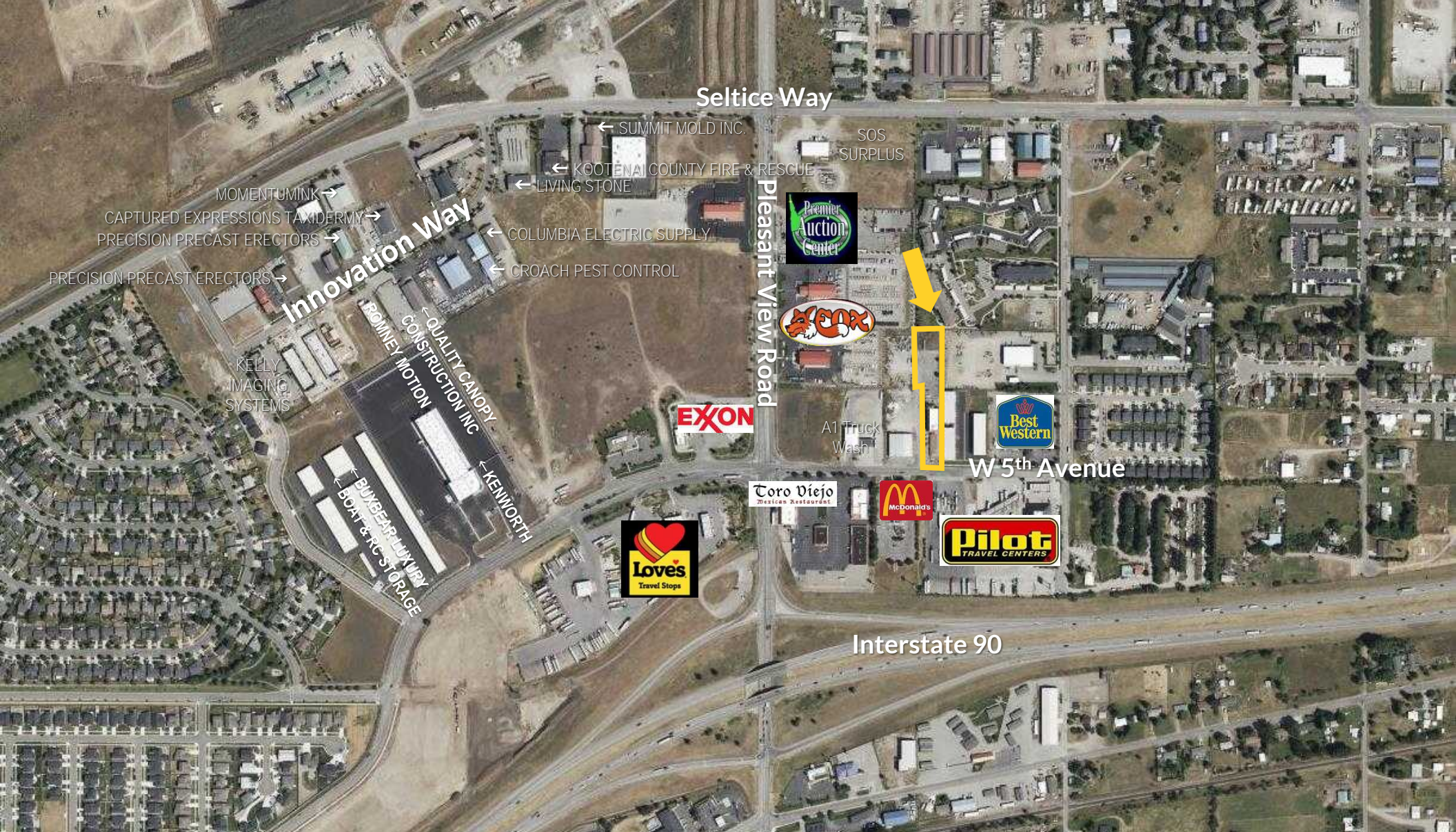


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OFFICE LOCATIONS
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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1579 W RIVERSTONE DRIVE
SUITE 102
COEUR D'ALENE, ID 83814