

NNN INVESTMENT OPPORTUNITY

PLEASANT VIEW SURGERY CENTER

4171 W EXPO WAY, POST FALLS | ID 83854



Tok

COMMERCIAL

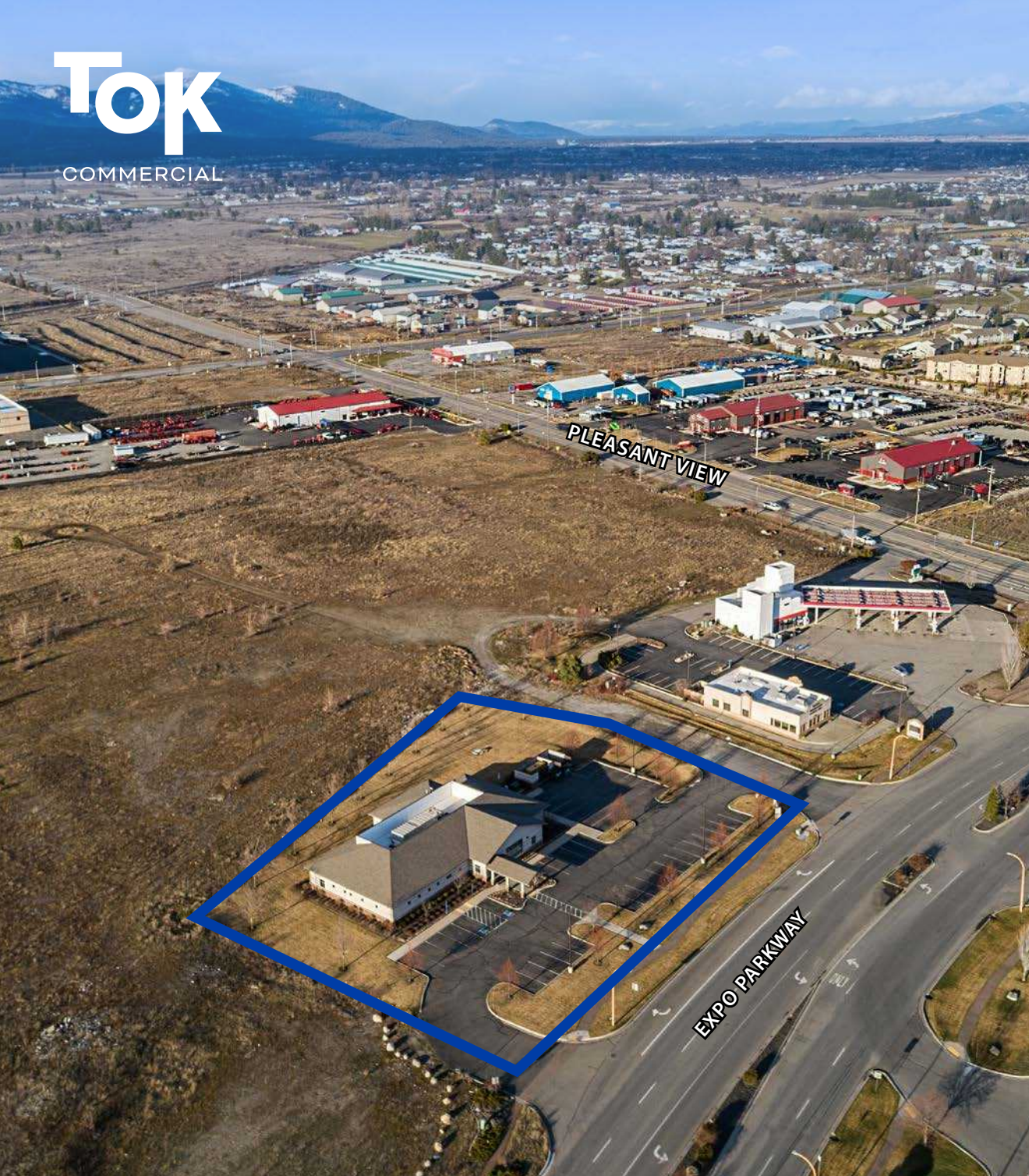
OFFERING PRICE

\$4,000,000



DON CRAWFORD

208.660.1207 / don@tokcommercial.com



OFFERING DETAILS

property description	NNN Investment Opportunity
building size	7,778 Sq. Ft.
lot size	1.35 AC
parking	41 Stalls
zoning	Post Falls - I
improvements	Surgery Center
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sale price	\$4,000,000
net operating income	\$241,327
blended cap rate	6.34%
occupancy	100%
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- NNN, medical investment property.
- Very strong, high credit tenant.
- 6-year lease with 5 options to extend.







STRONG TENANT BASE PROPERTY

Pleasant View Surgery Center is a physician-owned, multi-specialty Ambulatory Surgery Center located in Post Falls, Idaho, conveniently situated between Coeur d'Alene and Spokane, Washington. Since opening in 2012, they have provided high-quality surgical care to their community, earning accreditation from both the Accreditation Association for Ambulatory Health Care (AAAHC) and the Centers for Medicare and Medicaid Services (CMS).

Their center specializes in a variety of surgical services, including orthopedics, neuro/minimally invasive spine surgery, podiatry, hand surgery, cosmetic and plastic surgery, general surgery, and pain management. By focusing on outpatient procedures, they provide patients with an efficient and cost-effective alternative to hospital-based care without compromising on quality or safety.

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LARGE LOT WITH PRIVATE PARKING



EXPO PARKWAY - 2,913 VPD

1 MILE RADIUS



POPULATION
4,179



HISTORIC ANN. GROWTH
2.9%



AVG. HOUSEHOLD INC.
\$72,702

3 MILE RADIUS



POPULATION
20,783



HISTORIC ANN. GROWTH
2.1%



AVG. HOUSEHOLD INC.
\$90,691

5 MILE RADIUS



POPULATION
56,273



HISTORIC ANN. GROWTH
2.8%



AVG. HOUSEHOLD INC.
\$101,424

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SITE



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**FULL
OFFERING
MEMORANDUM**



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