

FOR SALE

POST FALLS

OFFICE BUILDING & ADDITIONAL PARCEL

±5,749 SF
BUILDING SIZE

\$2,600,000
OFFERING PRICE

±1.33 AC
TOTAL LAND SIZE

KIEMLEHAGOOD

CHAD CARPER

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Office Building & Additional Parcel

PROPERTY ADDRESS

609 N Syringa St & 1410 Polston Ave
Post Falls, Idaho 83854

OFFERING PRICE | \$2,600,000

PARCEL NUMBERS

P-K135-001-002-O, P-K135-001-001-O

TOTAL LOT SIZE

±1.33 AC, ±57,934 SF

BUILDING SIZE

±5,749 SF

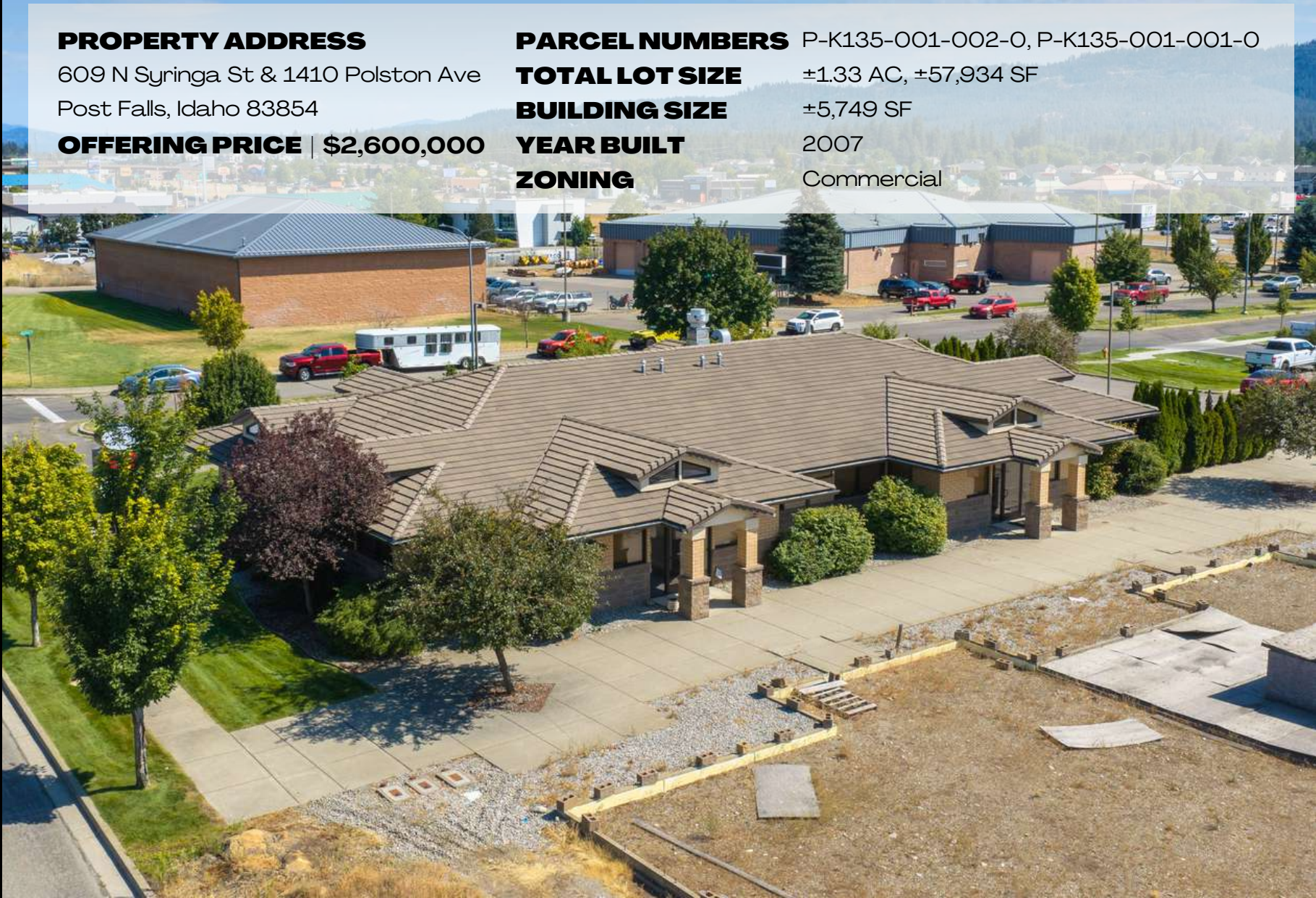
YEAR BUILT

2007

ZONING

Commercial

609 N Syringa St & 1410 Polston Ave | Post Falls, ID



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P-K135-001-001-0

P-K135-001-002-0



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INVESTMENT HIGHLIGHTS

➤ Medical Corridor Location

Positioned directly across from Kootenai Medical Center and adjacent to Northwest Specialty Hospital, this office building offers exceptional visibility within one of North Idaho's most active and established healthcare corridors, benefiting from sustained patient traffic, medical staff demand, and surrounding professional tenancy.

➤ High-Growth Market Area

Located within Post Falls, one of America's fastest-growing cities with 21% population growth since 2020. The property captures a rapidly expanding residential base, increasing demand for professional services, and a booming healthcare economy anchored by the new Prairie Medical Campus.

➤ Scale & Flexibility

With 5,749 SF of quality office space plus an additional 27,007 SF commercial parcel at 1410 Polston, the property provides a rare opportunity for owner-occupancy, expansion, or multi-use development, accommodating a variety of site configurations.

➤ Excellent Access & Connectivity

The site benefits from direct proximity to major arterial routes and I-90, providing seamless connectivity across the greater Spokane - Coeur d'Alene metro area, with strong visibility and easy access for clients, staff, and service providers.

➤ Strong Demographic Profile

The immediate trade area includes over 68,279 residents with a median household income of \$90,303 and 93.7% high school graduation rate, a well-educated, affluent consumer base that supports sustained professional and healthcare service demand.

➤ Retail & Professional Performance

Polston Avenue serves as a primary medical and commercial spine for Post Falls, with sustained tenant demand, low commercial vacancy, and strong historical performance compared to other regional retail and office corridors.

➤ Strong Healthcare Ecosystem

The site is surrounded by a dense concentration of national and regional healthcare providers, including Kootenai Health, MultiCare, Northwest Specialty Hospital, and multiple specialty clinics, creating a proven, high-traffic professional environment.

➤ Development-Ready Opportunity

Zoned commercial with two parcels, the property is well-positioned for near-term development, offering flexibility for medical office, professional services, or owner-user expansion in a market with 1,683+ approved residential units driving future demand.

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SITE PHOTOS



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SITE PHOTOS

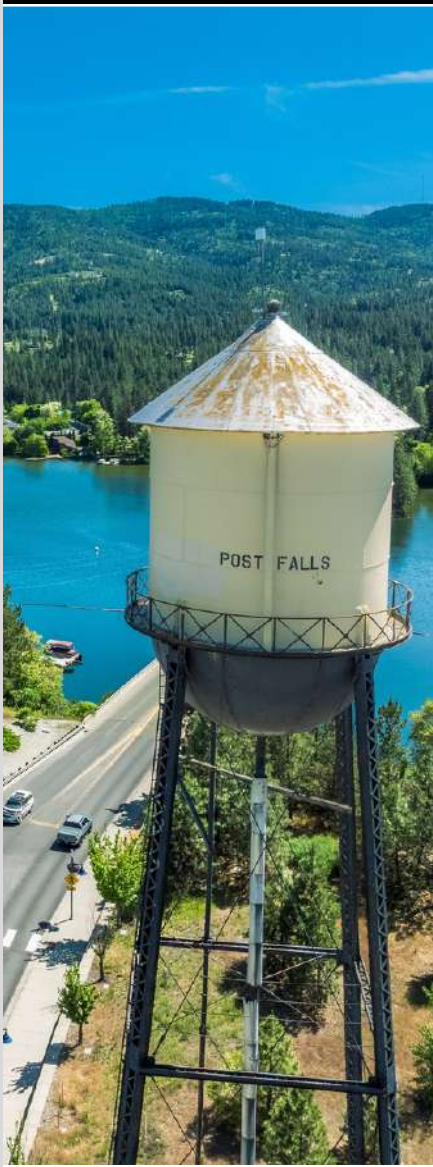


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LOCAL DEMOGRAPHICS



Post Falls, Idaho



68,279

5 MILE RADIUS
EST POPULATION 2026



26,544

5 MILE RADIUS
EST HOUSEHOLDS 2026



\$90,303

5 MILE RADIUS
MEIDAN HH INCOME 2026



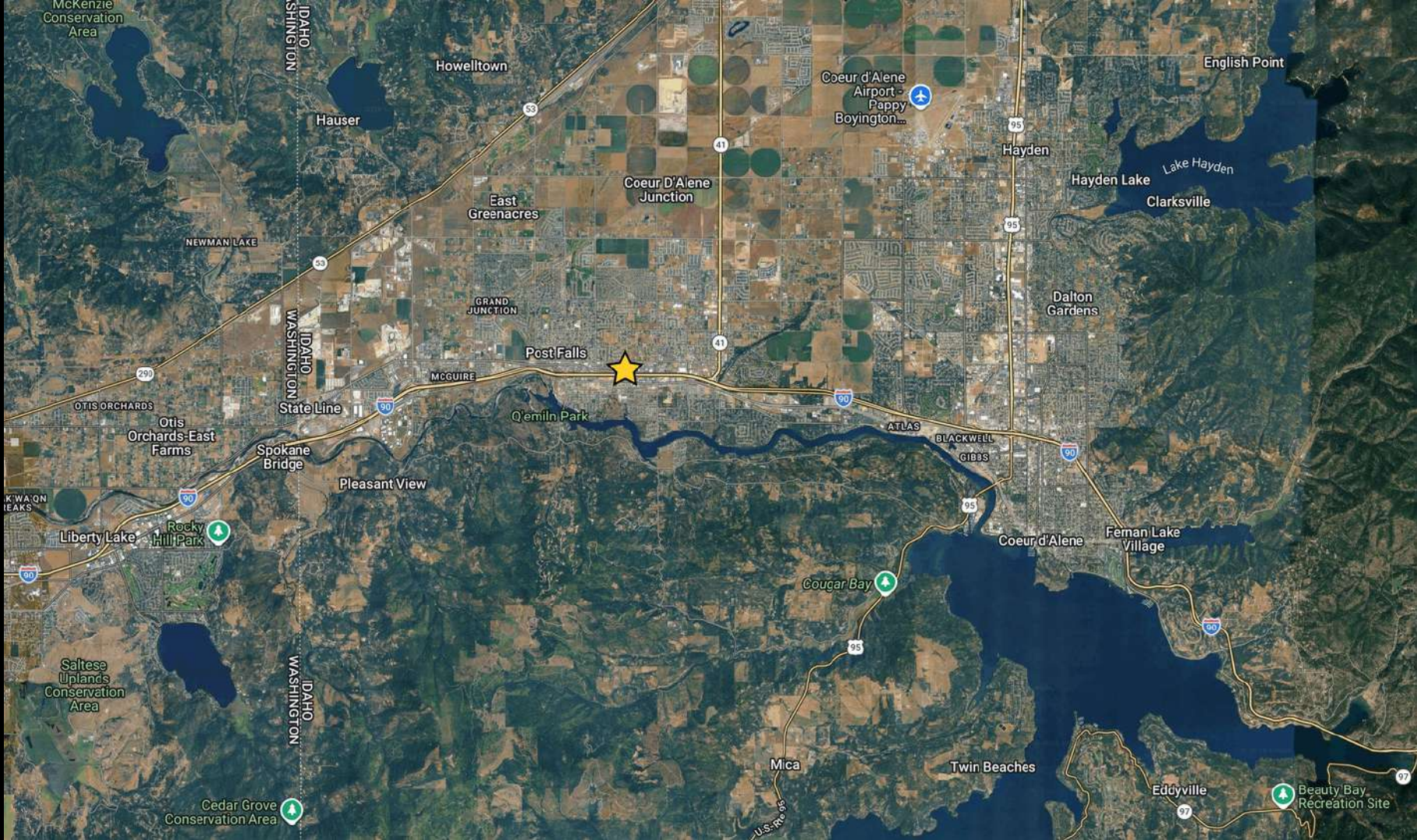
\$2.5 B

5 MILE RADIUS
TOTAL HH SPEND 2026



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