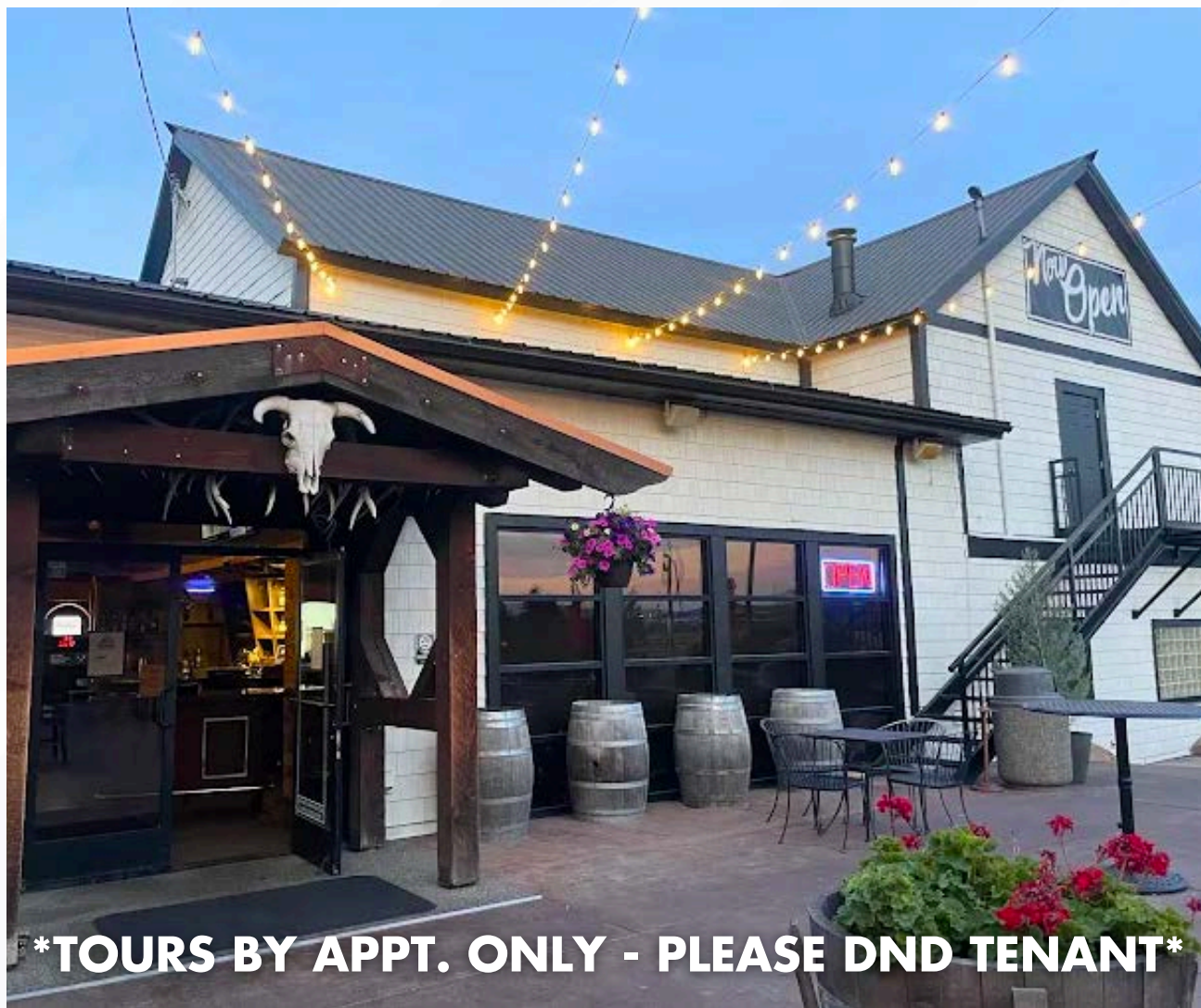


CREATIVE OFFICE SPACE FOR SALE

OFFICE CONVERSION FROM RESTAURANT

26433 & 26435 W. ID-53 HWY.
POST FALLS, ID 83854



TOURS BY APPT. ONLY - PLEASE DND TENANT

OFFERING SUMMARY

Price \$2,600,000

Bldg. SFT 10,894 SFT

Bldg. 2 SFT 744 SFT

Total SFT 11,638 SFT

\$/SFT \$223.40

Tenancy Single

STEVEN DAINES
SETH PETERSON

• 509.209.4920 • SETH@DAINESCAPITAL.COM

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PROPERTY DETAILS

LAND AREA	2.02 AC	ZONING	IND	FLOORS	2
YEAR BUILT	1902	PIN	X00000196625	CONSTRUCTION	WOOD FRAME
RENOVATED	2024	PARKING	115 STALLS	PARKING RATIO	10/1000

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DAINES CAPITAL
COMMERCIAL REAL ESTATE



PROPERTY DETAILS

- Two Buildings
- Outdoor patio area
- Ample parking
 - including ADA Accessible parking
- Pull off road for easier turn in/out access
- Two curb cuts
 - Egress/ingress on both curb cuts
- Two parcels included
- Near stateline
- Property currently used as restaurant but has great potential to be converted into a creative office space

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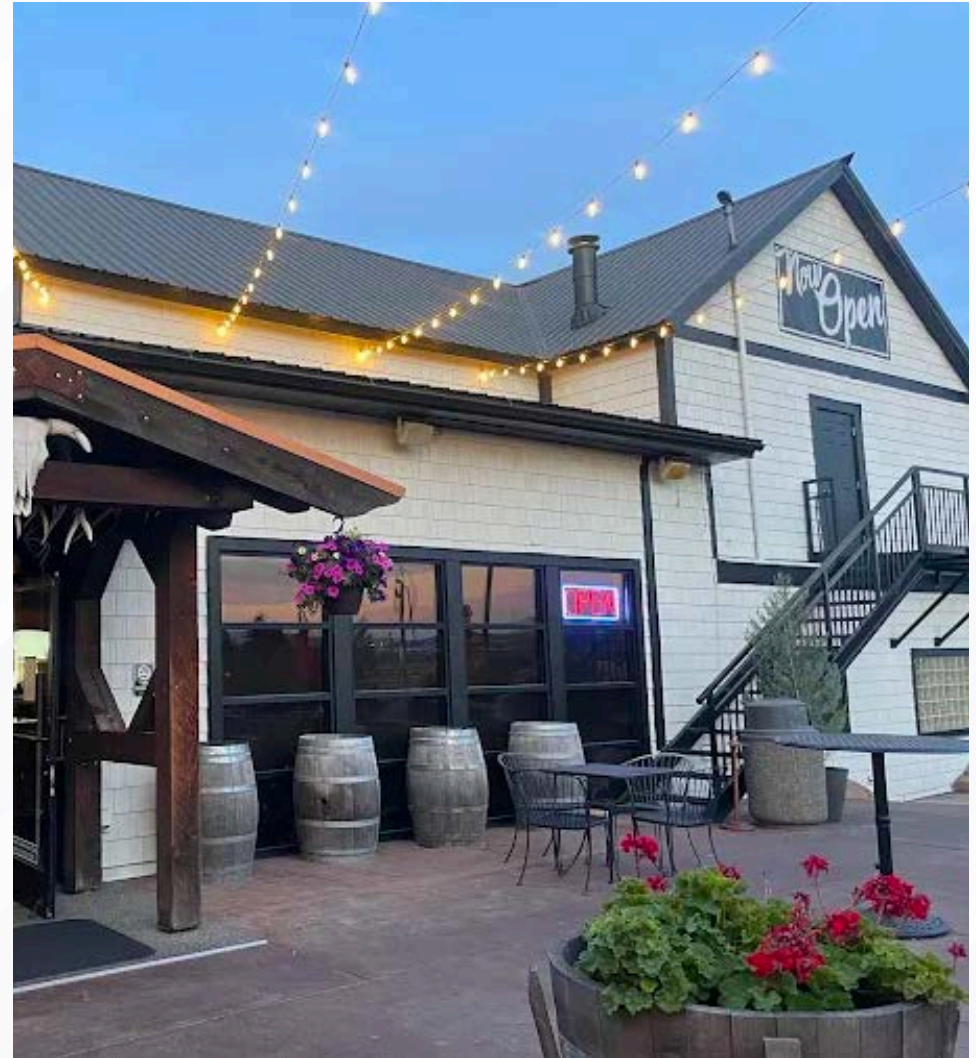
**26433 & 26435 W. ID-53 HWY.
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DEMOGRAPHICS	1 MILE	3 MILE
Population	680	16,519
Households	268	6,131
Median Age	49	40
Median HH Income	\$91,346	\$77,922
Daytime Employees	404	3,192
Population Growth '25 - '30	5.59%	5.27%
Household Growth '25 - '30	5.60%	5.37%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
W. Highway 53	N. Hauser Lake Rd.	25,000
W. Highway 53	N. Rock Pillar NE	10,500
W. Trent Rd.	W. Prairie Ave. SW	9,568

No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.



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