

**1210 WASHINGTON AVENUE
SANDPOINT, IDAHO 83864**

**NET LEASED INVESTMENT
SINGLE TENANT MEDICAL OFFICE**

\$2,000,000

**Building(s):
5,500± SqFt**

**Land:
0.5± acres
22,500± SqFt**

*For more information,
please contact:*

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**KIEMLE &
HAGOOD
COMPANY**



- 15 year, NNN leased.
- 5/1,000 onsite parking
- Annual contract rent increases.
- Single Tenant, Medical Office.
- 8.2% overall cap on contract income.
- Recent build to suit construction.
- State of the art, dialysis center with close ties to local and regional medical facilities and providers.
- Located within Division Avenue Business Park, and within one mile from Luther Park Senior, Valley Vista Care, Bridge Assisted Living and Bonner General Hospital.
- One of only two facilities serving the 60,000 residents of the two northern counties!

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