

# LAND FOR LEASE



## Fuel/Convenience Pad Site

9559 W Prairie Ave  
Post Falls, ID 83854

LEASE RATE	\$10,000/Month
LEASE TYPE	ABSOLUTE NNN
EST. NNN'S	TBD
LOT SIZE (AC)	±2.06 AC
LOT SIZE (SF)	±89,000 SF

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**KIEMLE**  
HAGOOD



## PARCEL DETAILS

PARCEL #: P00000246350

POWER: AVAILABLE

**ZONING: CCM**

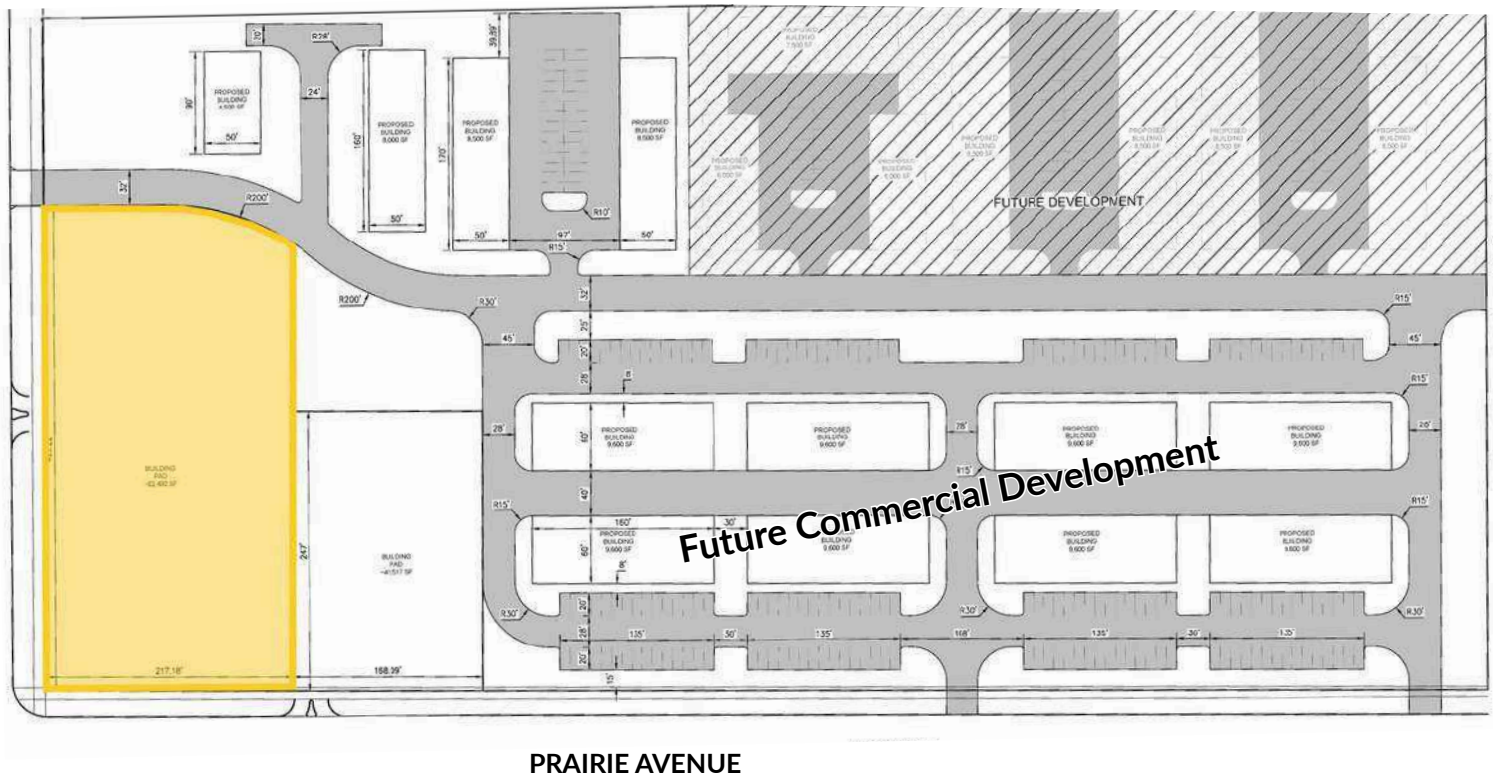
SEWER: AVAILABLE

FRONTAGE: 550 LF

*\*Building on site to be removed\**

# LAND FOR LEASE

Fuel station/C-store pad site available at the corner of W Prairie Ave and Greensferry Rd in Post Falls. Property was recently annexed into the city with all utilities available. Water and sewer are to the sites. Power, natural gas and data are in Prairie Ave. Existing structures will be removed and property will be delivered in "shovel ready" condition.





## DRIVE TIMES

Rathdrum, ID	8 Minutes
WA-ID State Line	13 Minutes
Hayden, ID	15 Minutes
Liberty Lake, WA	16 Minutes
Coeur d'Alene, ID	20 Minutes
Spokane Valley, WA	25 Minutes
Spokane, WA	32 Minutes



# FUEL STATION/CONVENIENCE PAD SITE

[VIEW LOCATION](#)

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## OFFICE LOCATIONS

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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