

# FOR SALE



## INDUSTRIAL LAND WITH WAREHOUSE/ OFFICE BUILDING

Sale Price: \$5,500,000  
Price Per SF: \$13.20 PSF  
Zoning: Commercial/Industrial  
Total Lot Size: ±9.56 AC  
Total Building Size: ±5,663 SF  
Parcel #s: 04840000009A & 04840000005A  
Year Built: 1975

### PARCEL DETAILS

Parcel #: 04840000009A  
Building Size: ±5,663 SF  
Total Lot Size: ±9.28 AC

Parcel #: 04840000005A  
Total Lot Size: ±0.28 AC



## COMMERCIAL/ INDUSTRIAL PROPERTY

6711 E Seltice Way  
Post Falls, ID 83854

**VIEW  
LOCATION**



**JERAMIE TERZULLI**

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**ANTHONY "TONY" VILLELLI**

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**TOM VILLELLI**

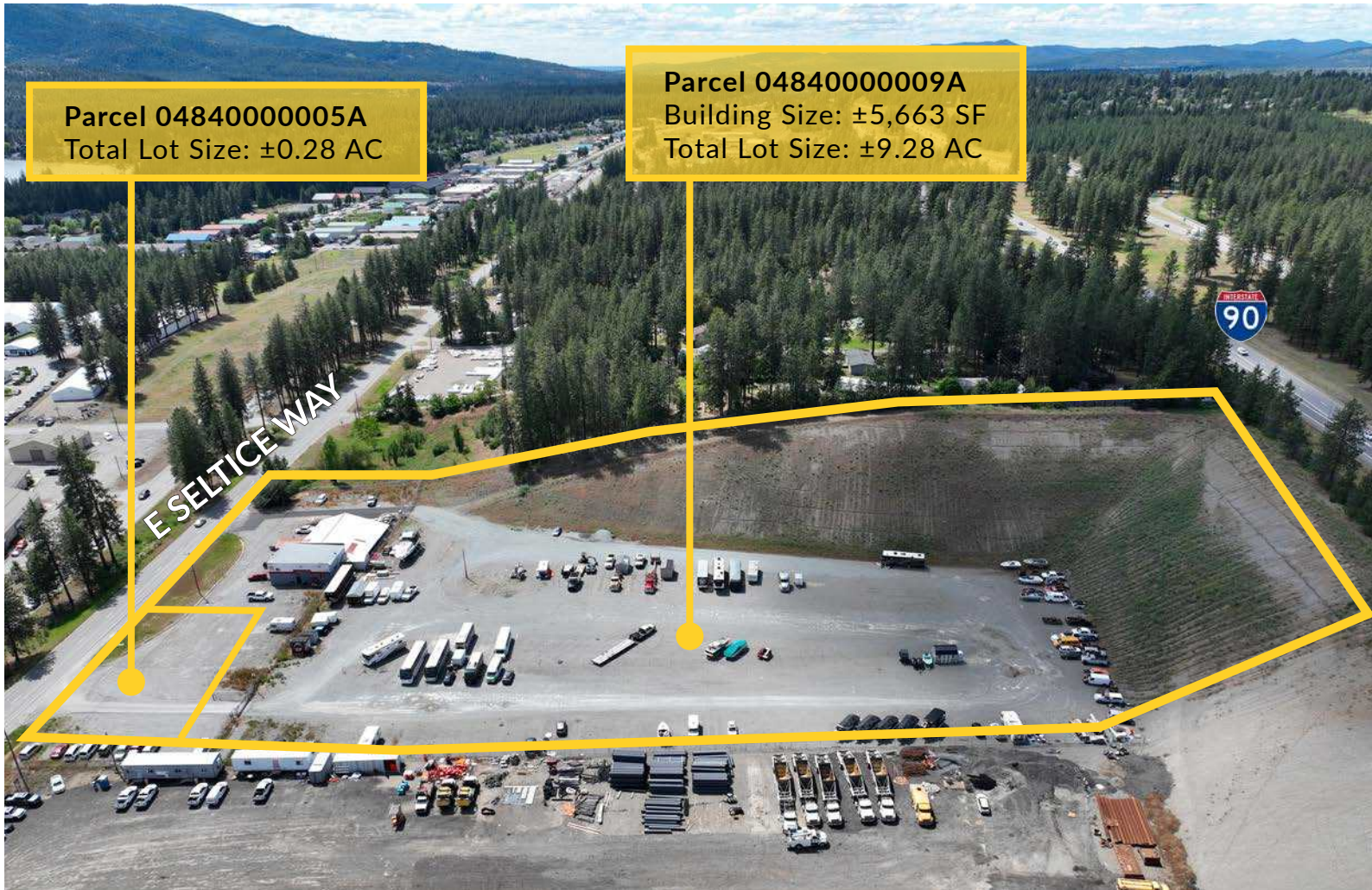
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**KIEMLE  
HAGOOD**

# PARCEL DETAILS

## COMMERCIAL/INDUSTRIAL PROPERTY FOR SALE

6711 E Seltice Way  
Post Falls, ID 83854



**Parcel 0484000005A**  
Total Lot Size: ±0.28 AC

**Parcel 0484000009A**  
Building Size: ±5,663 SF  
Total Lot Size: ±9.28 AC

E SELTICE WAY

90

## DEMOGRAPHICS & TRAFFIC COUNTS

DEMOGRAPHICS	1MILE	3MILES	5MILES
Est Population '24	2,698	43,363	106,399
Est Households	2,989	46,949	110,998
Average HHI	\$97,649	\$91,610	\$97,772
Daytime Demos	1,771	27,653	75,937

### TRAFFIC COUNT

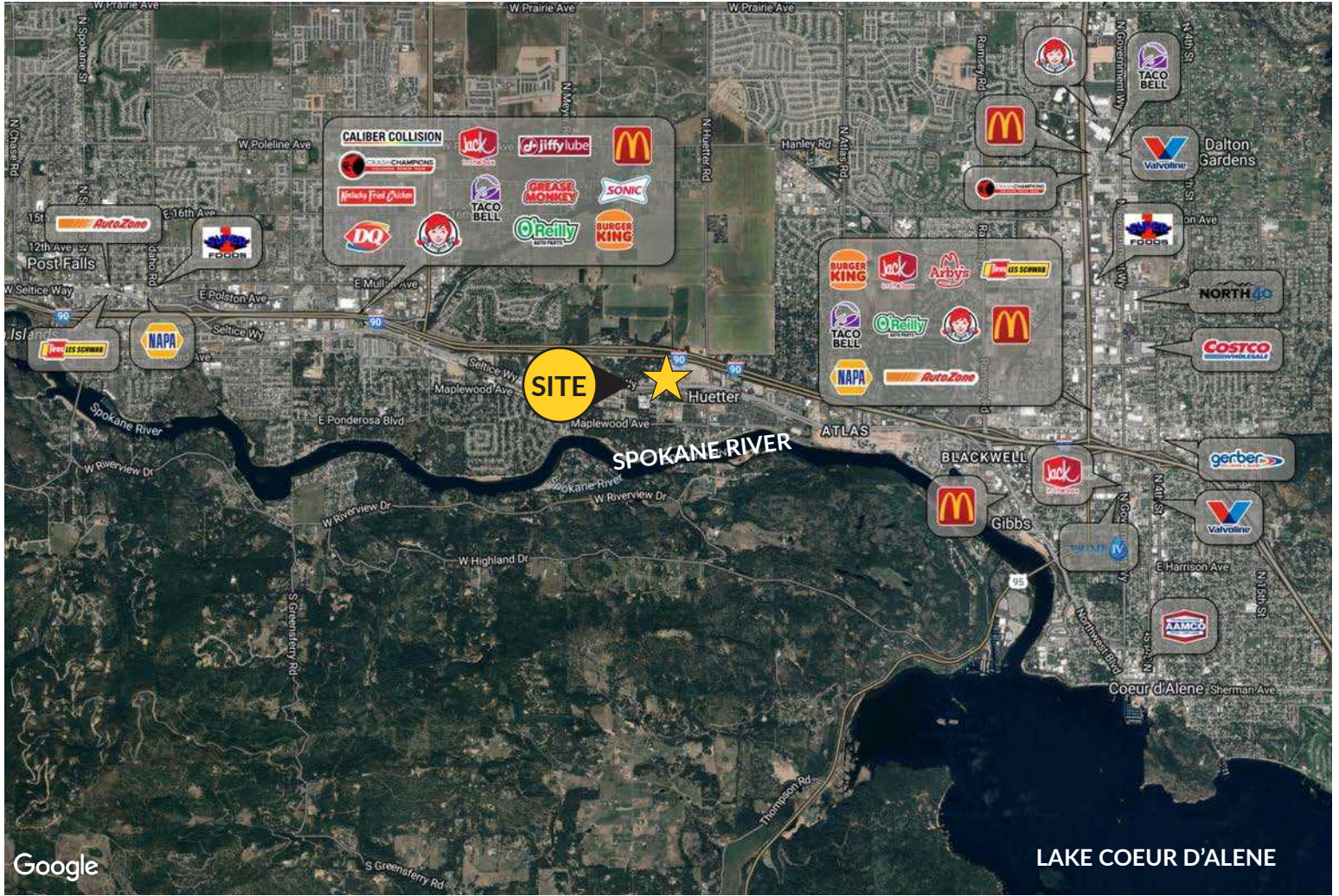
ROAD	AVERAGE DAILY TRAFFIC
E Seltice Way	±9,041 ADT
N Huetter Road	±6,481 ADT
I-90	±55,374 ADT



E SELTICE WAY







SPOKANE RIVER

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

**OFFICE LOCATIONS**  
SPOKANE | COEUR D'ALENE | TRI-CITIES | PALOUSE | MISSOULA

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