

FOR SALE



OFFERING PRICE: ~~\$2,490,000~~ \$2,288,000
CAP RATE: 6.09%

**Based upon recent rent from former tenant who vacated 7.31.2024*

Building Size: ±6,666 SF
Main Level: ±3,410 SF
Upper Level: ±3,256 SF *Now Vacant
Total Lot Size: ±0.4678 Acres
Year Built: 2012
Parcel Number: P8325003007A
Zoning: CCS

**Financials to be provided with signed NDA. Do not disturb Tenants.
Contact list agents for showings.*

INVESTMENT/ OWNER-USER OPPORTUNITY

3760 E Seltice Way
Post Falls, ID 83854

**View
Location**



PAT EBERLIN

208.215.1375

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MARY KIENBAUM

208.770.2589

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**KIEMLE
HAGOOD**

INVESTMENT/OWNER-USER OPPORTUNITY

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LOCATION HIGHLIGHTS

Excellent visibility
Situated on a signalized intersection
Easy access to I-90 and Highway 41
High traffic Counts
Seltice Way @ Herborn Pl: ±18,641
I-90 @ Highway 41: ±56,868

BUILDING HIGHLIGHTS

Built in 2012
Elevator/lift serviced
Contemporary styling

TENANT

The Cellular Connection, LLC

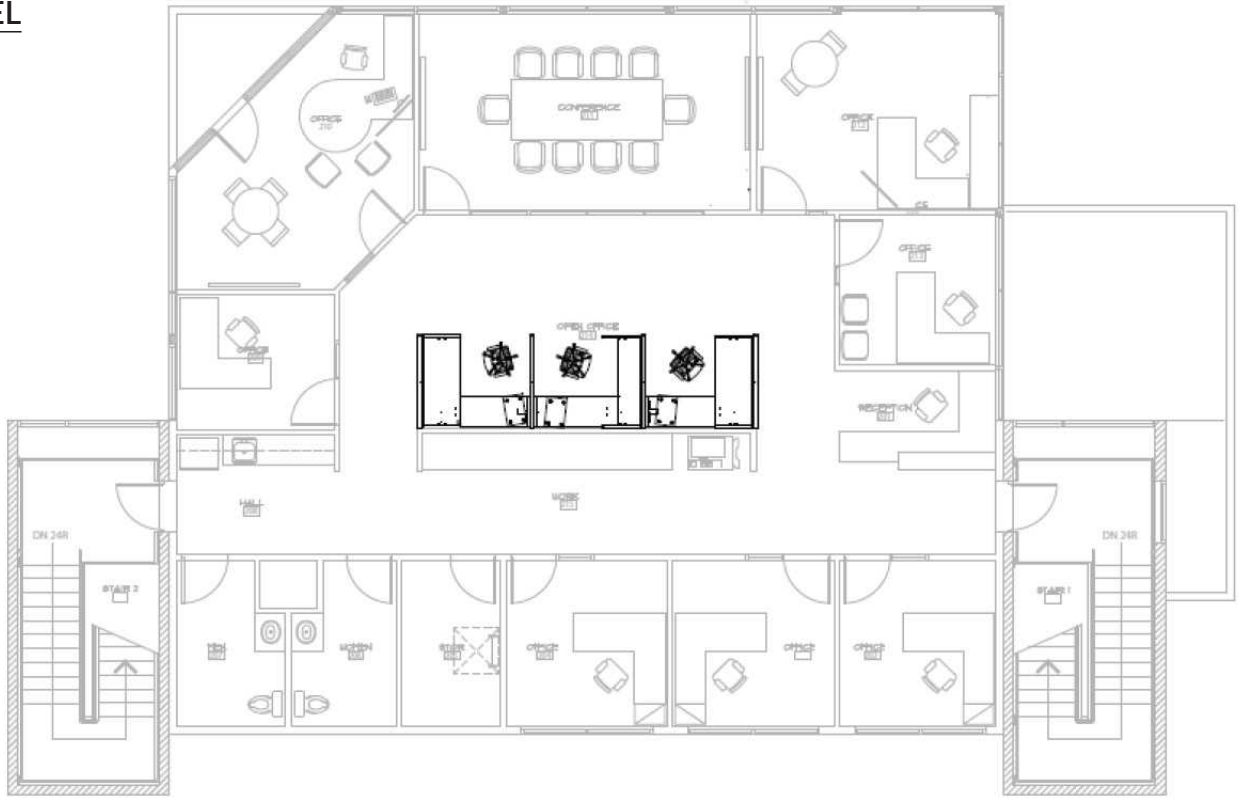


FLOOR PLANS

3760 E Seltice Way | Post Falls, ID

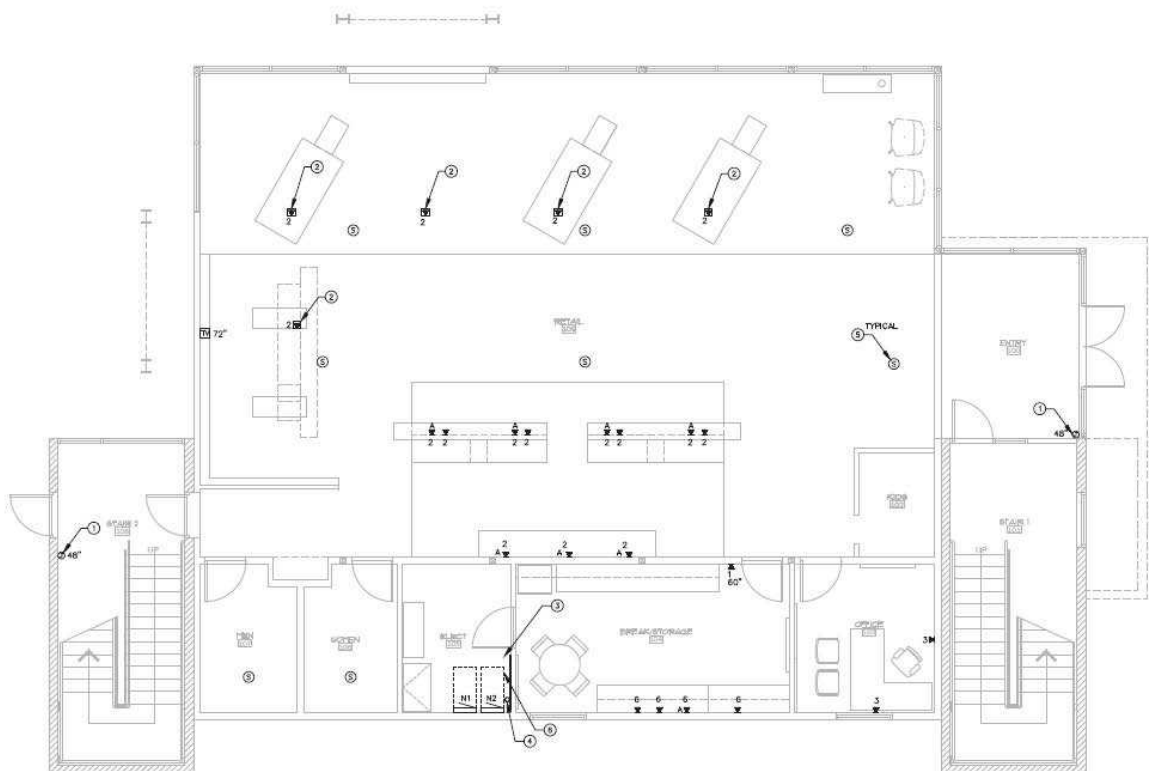
UPPER LEVEL

±3,256 SF



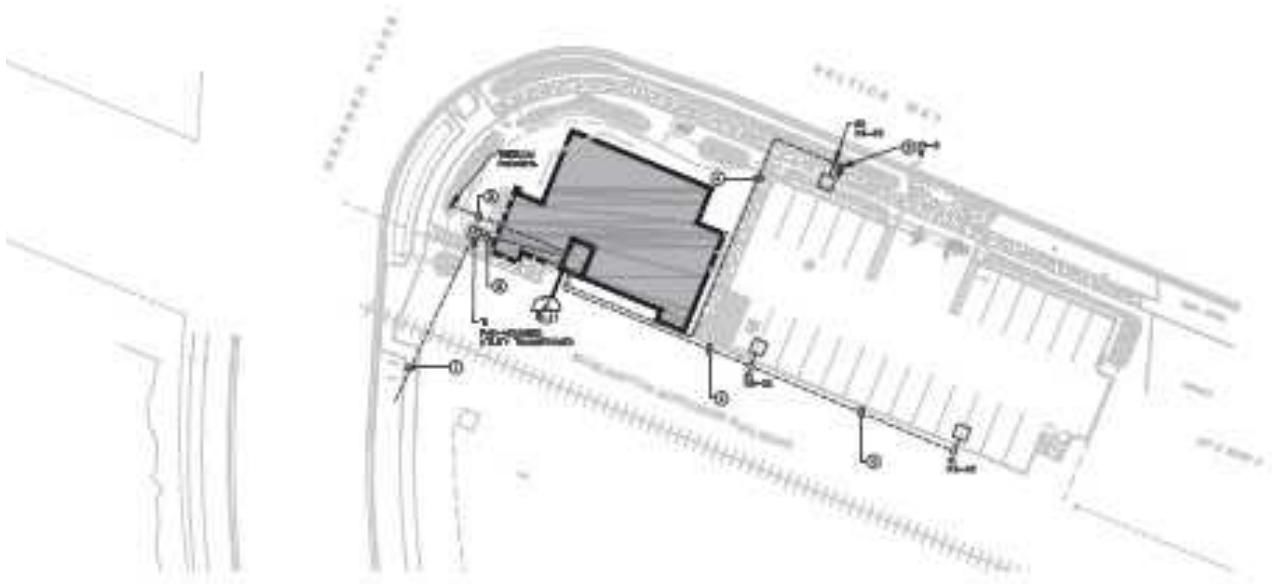
MAIN LEVEL

±3,410 SF

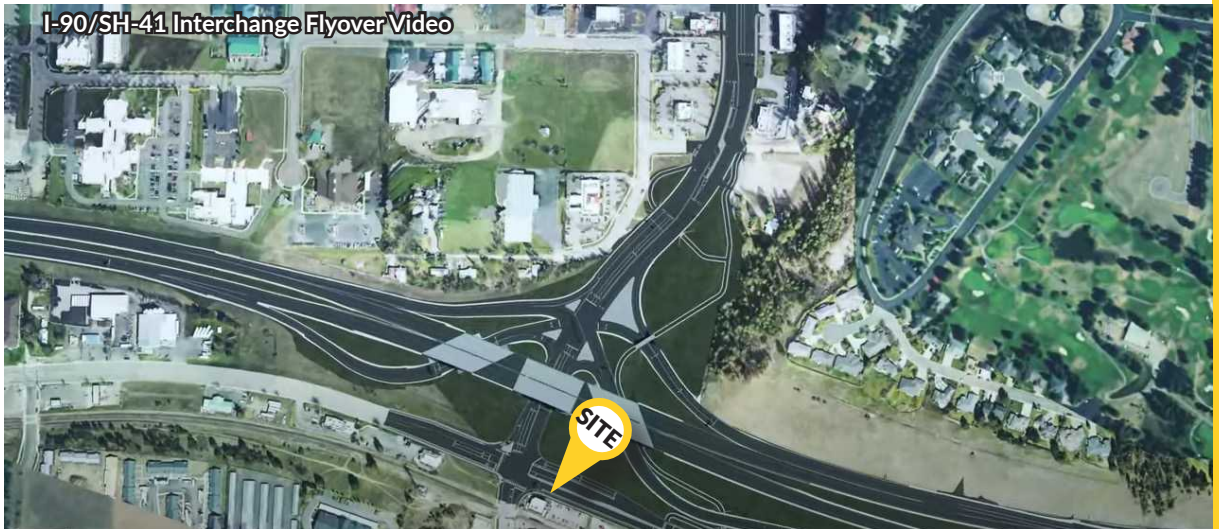


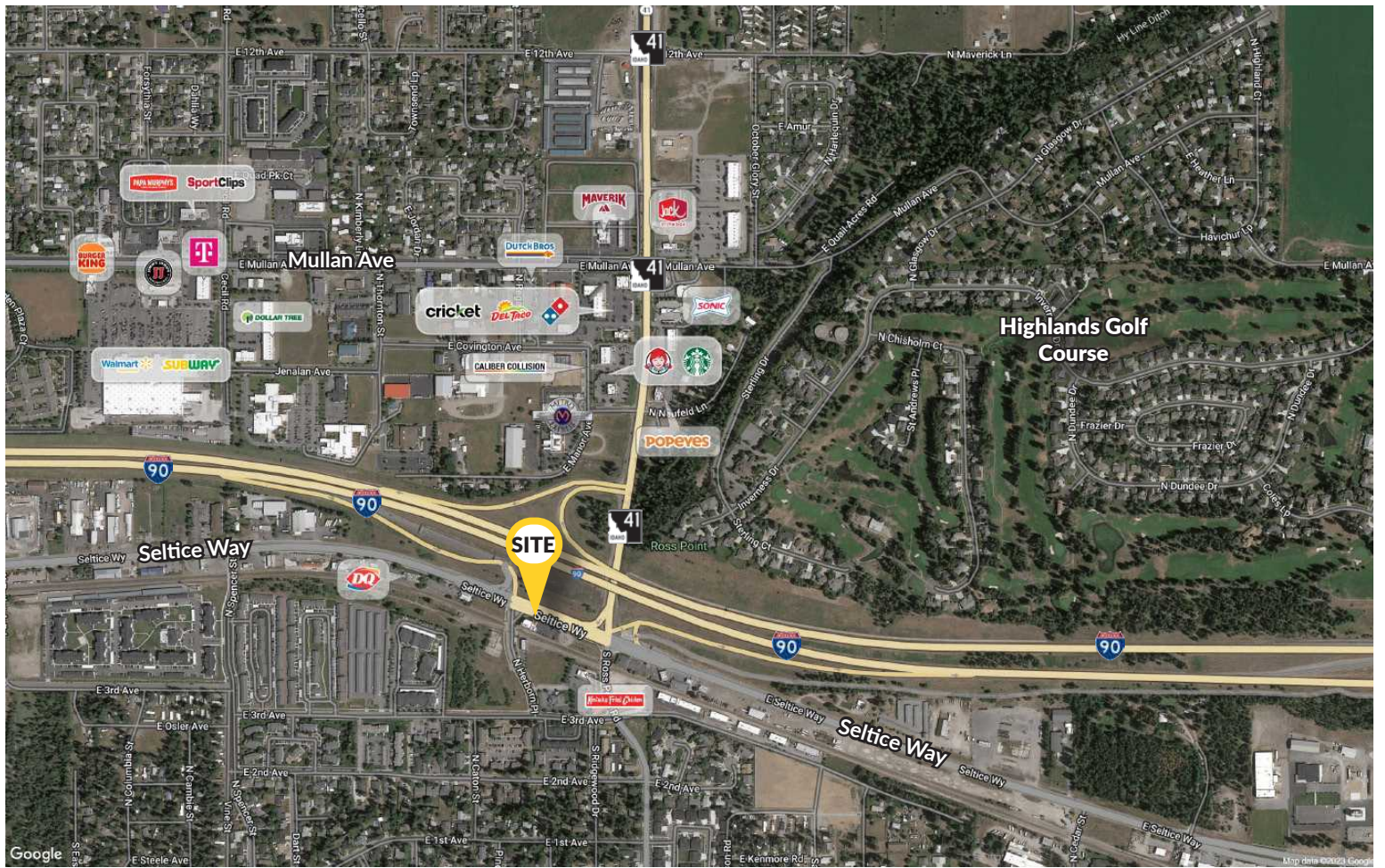
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Visit itdprojects.org to learn more about the I-90/SH-41 Interchange Project





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**KIEMLE
HAGOOD**

OFFICE LOCATIONS

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

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

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