

FOR SALE



Investment Property

601 N Cecil Rd
Post Falls ID 83854

REDUCED **\$1,500,000**
SALE PRICE | \$1,300,000

CHAD BURD. SIOR

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JERAMIE TERZULLI

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KIEMLE
HAGOOD

1.28 acre property adjacent to I-90 and Walmart. Property is fully fenced/gated with direct access from Cecil Rd. Long term national tenant and ground lease for an existing billboard. Property is zoned CCS in the city of Post Falls

PROPERTY DETAILS

I-90 FRONTAGE	580'
SITE SIZE	±1.28 Acres ± 55,757 SF
PARCEL NO	P720001020AA
ZONING	CCS
BUILDING SIZE	±3,000 SF
YEAR BUILT	1979



DISTANCE & DRIVE TIME

Spokane International Airport | ± 33 minutes, ±32.9 miles

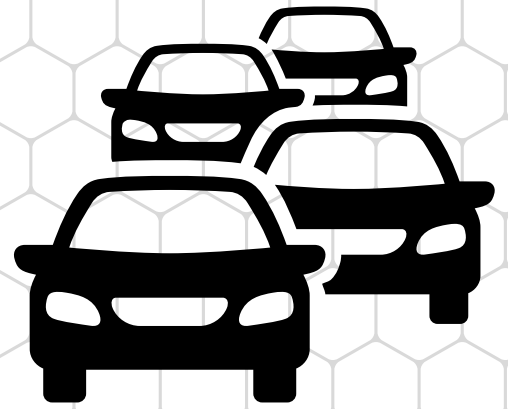
Spokane | ±30 minutes, ±27.4 miles

Spokane Valley | ±23 minutes, ±18.3 miles

Rathdrum ID | ±16 minutes, ±7.9 miles

Coeur d'Alene | ±15 minutes, ±7.4 miles

Sandpoint ID | ±57 minutes, ±48.5 miles



TRAFFIC COUNTS

N Greensferry Rd ±12,008 ADT

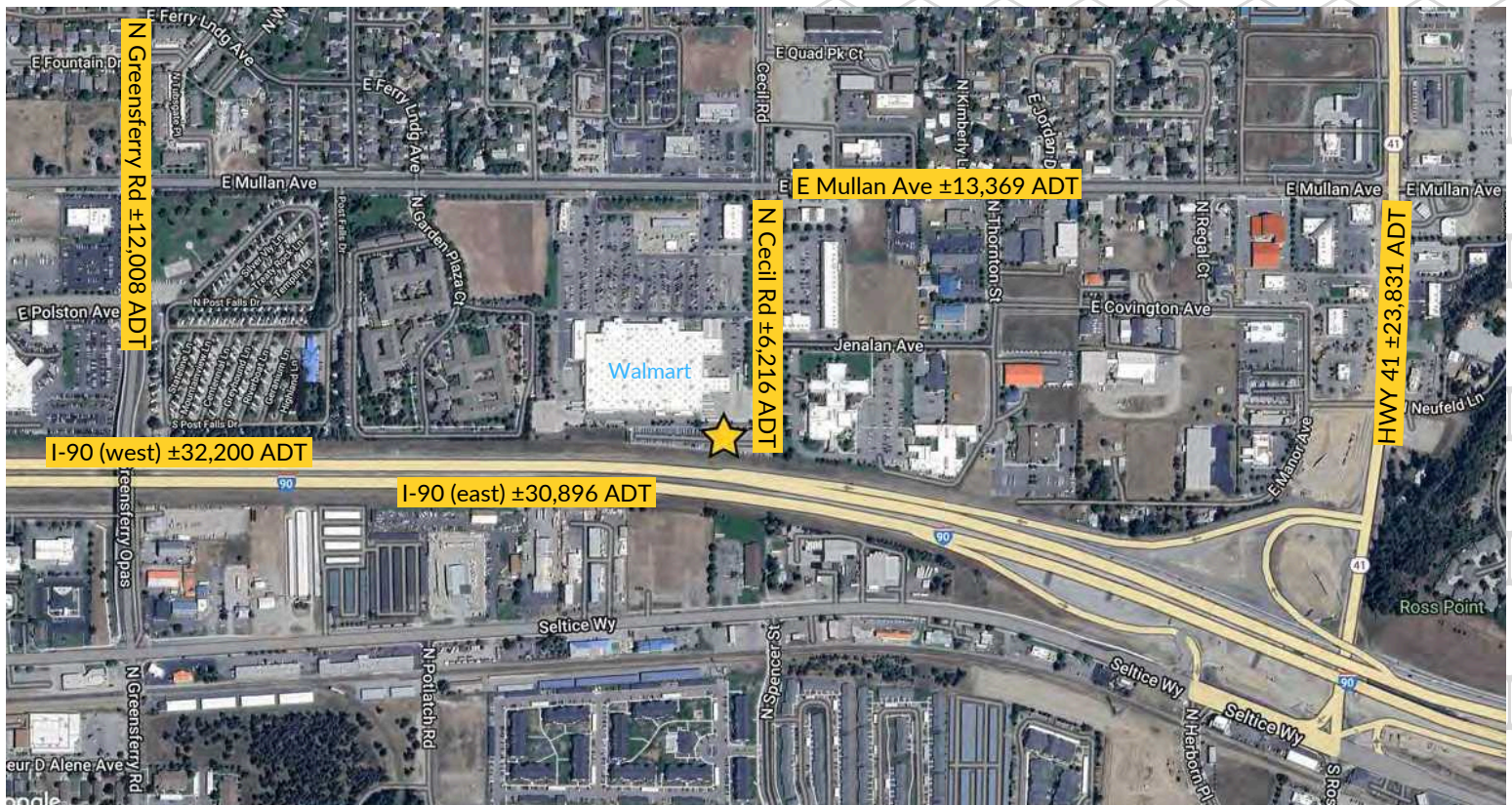
I-90 (west) $\pm 32,320$ ADT

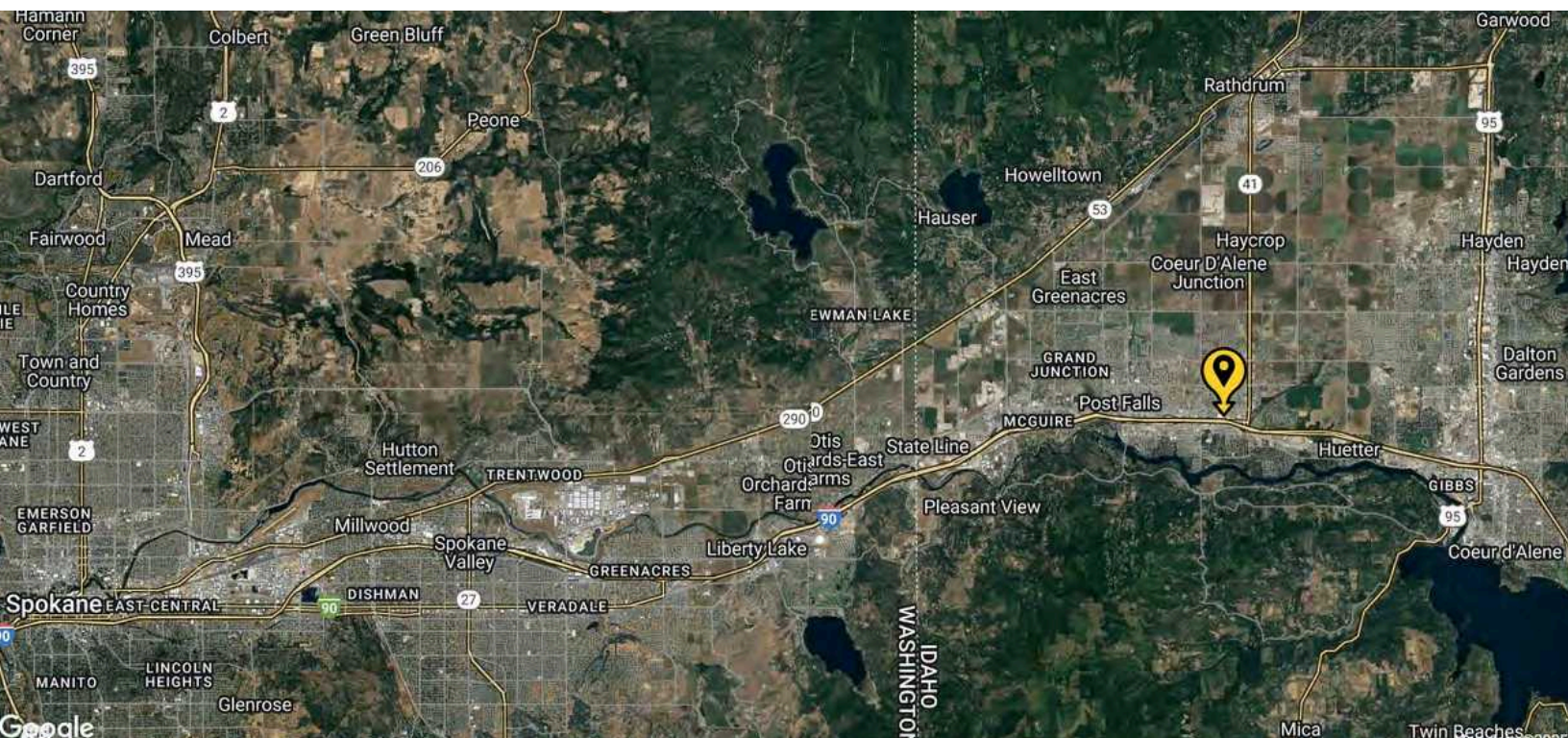
I-90 (east) $\pm 30,896$ ADT

N Cecil Rd ±6,216 ADT

E Mullan Ave ±13,369 ADT

HWY 41 (north & south) $\pm 23,831$ ADT





INVESTMENT PROPERTY

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[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