

# TOK

COMMERCIAL

# SELTICE MEDICAL BUILDING

CLASS A RETAIL SPACE FOR LEASE / 3330 GRANDMILL LN COEUR D'ALENE 83814



**RATE REDUCED!**  
CLASS A+ YOGA/FITNESS  
OPPORTUNITY

CONTACT

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HIGHLIGHTS

Class A lease space.

Currently set up for athletic facility.

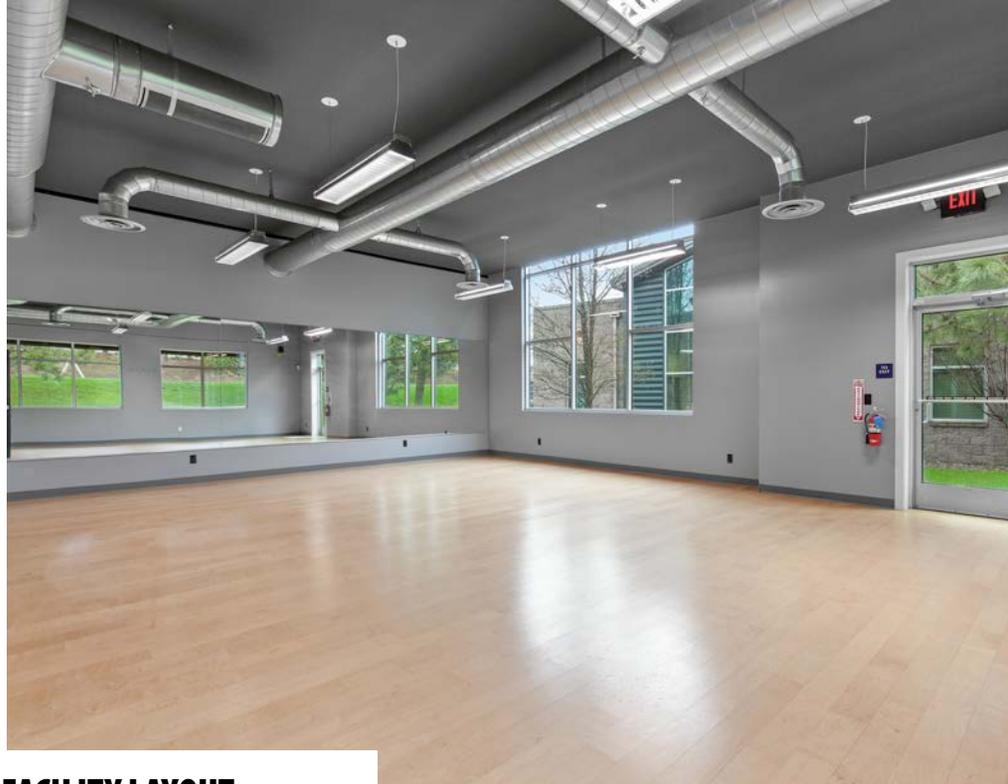
Potential uses include, yoga studio, gym, pilates, etc.

50+ high-end townhomes under construction across the way.

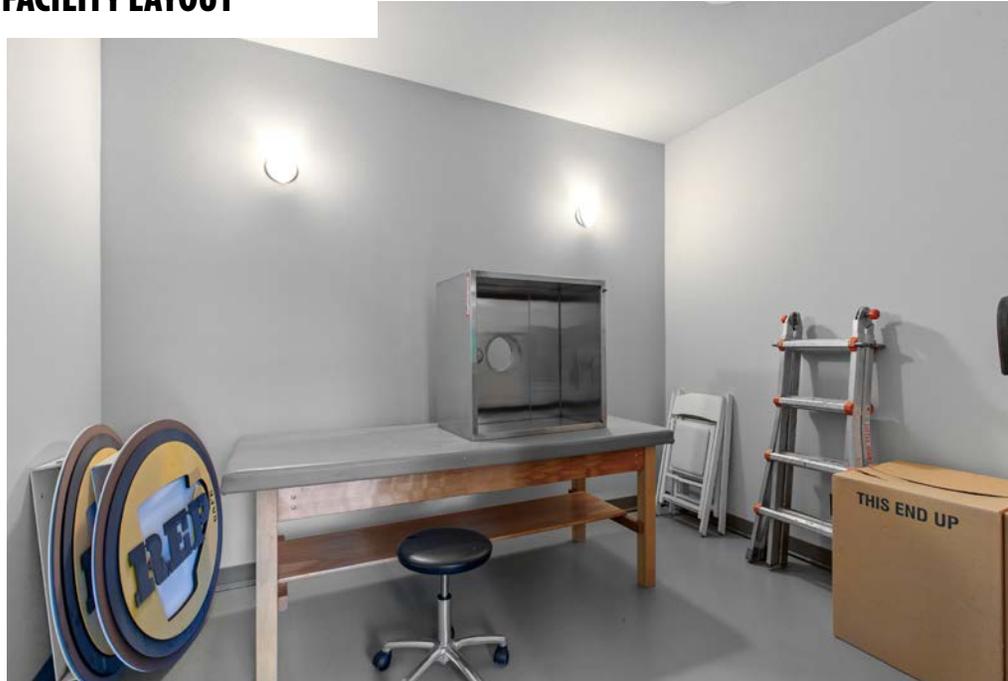
High-end retail business adjacent to the available lease space.

DETAILS

<b>AVAILABLE SPACE:</b>	Suite 2
<b>SPACE SIZE:</b>	1,686 SF
<b>LEASE RATE:</b>	\$2,670/Month
<b>CAMs:</b>	\$400/Month
<b>LEASE TYPE:</b>	Modified Gross
<b>ZONING:</b>	CDA-C-17
<b>AVAILABLE:</b>	Immediately



**HIGH QUALITY, ATHLETIC FACILITY LAYOUT**



# PREMIER YOGA/FITNESS LOCATION



14,586 VPD

SELTICE WAY



SPOKANE RIVER

GRANDMILL LN

SELTICE MEDICAL BUILDING

# CONVENIENTLY LOCATED ALONG GROWING SELTICE CORRIDOR

LESS THAN 1 MILE TO I-90  
3.5 MILES TO DOWNTOWN



SELTICE MEDICAL BUILDING

# CONVENIENTLY LOCATED ALONG GROWING SELTICE CORRIDOR

AMIDST MAIN COEUR D'ALENE  
RETAIL CORRIDOR

**SITE**

**US RTE 95 & APPLEWAY AVENUE**

Circle K, Speedway, Casey's, 7-Eleven, Big O, Carl's Jr., Dunkin', Pizza Hut, 6, Exxon, Quik, 8, Mobil, Fire Les Seminars, Taco Bell, U-Haul, Best Western Plus, Arby's, McDonald's, AutoZone, O'Reilly, Wells Fargo, Bank of America, Big Lots, Telegreen, Elmer's

**THE CROSSROADS**

WinCo Foods, Lowe's, Starbucks, Subway, Sverdrup, Home Depot, Firehouse Subs, Mod Pizza, Supercuts

**VILLAGE AT RIVERSTONE**

Riverstone, Zumiez, Cold Stone Creamery, Buckle, Dutch Bros, Days Inn, Firehouse Subs, Sprinkles Bites Pastry, Huggies, Red Robin, Regal, McDonald's, 76, Home Depot, TowerPlace, Chevrolet, Starbucks, University City

