

# 3755 E 16th Ave

Post Falls, Idaho 83854

## **Property Description**

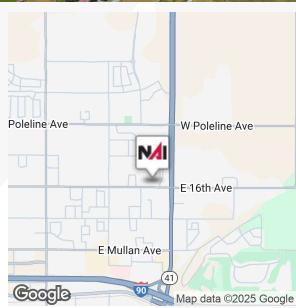
Lot Size: 6.53 Acres ±

Parcel Number: P715036031AB

Building Size (House on property): 1,927 SF ±

- Ideally located in the Hwy 41 Growth Corridor
- Quick access to brand new Freeway Exchange
- Perfect for End Users and Developers alike
- 20,000± combined Average Daily Traffic (ADT)
- Zoned CCS with possible Multifamily via CUP
- Residential Rental Income until you're ready to build!

Sale Price: \$3,950,000



For more information

### Dave Black, SIOR CCIM

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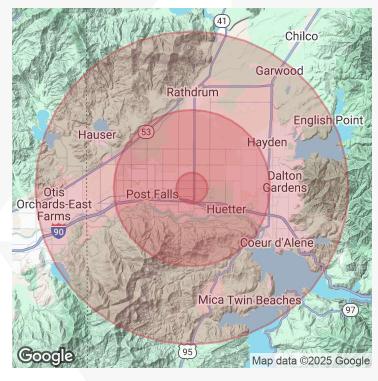
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Demographics data derived from AlphaMap



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