

LAND FOR LEASE



Fuel/Convenience Pad Site

9559 W Prairie Ave
Post Falls, ID 83854

LEASE RATE	\$10,000/Month
LEASE TYPE	ABSOLUTE NNN
EST. NNN'S	TBD
LOT SIZE (AC)	±2.06 AC
LOT SIZE (SF)	±89,000 SF

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KIEMLE
HAGOOD

PARCEL DETAILS

PARCEL #: P00000246350

POWER: AVAILABLE

ZONING: CCM

SEWER: AVAILABLE

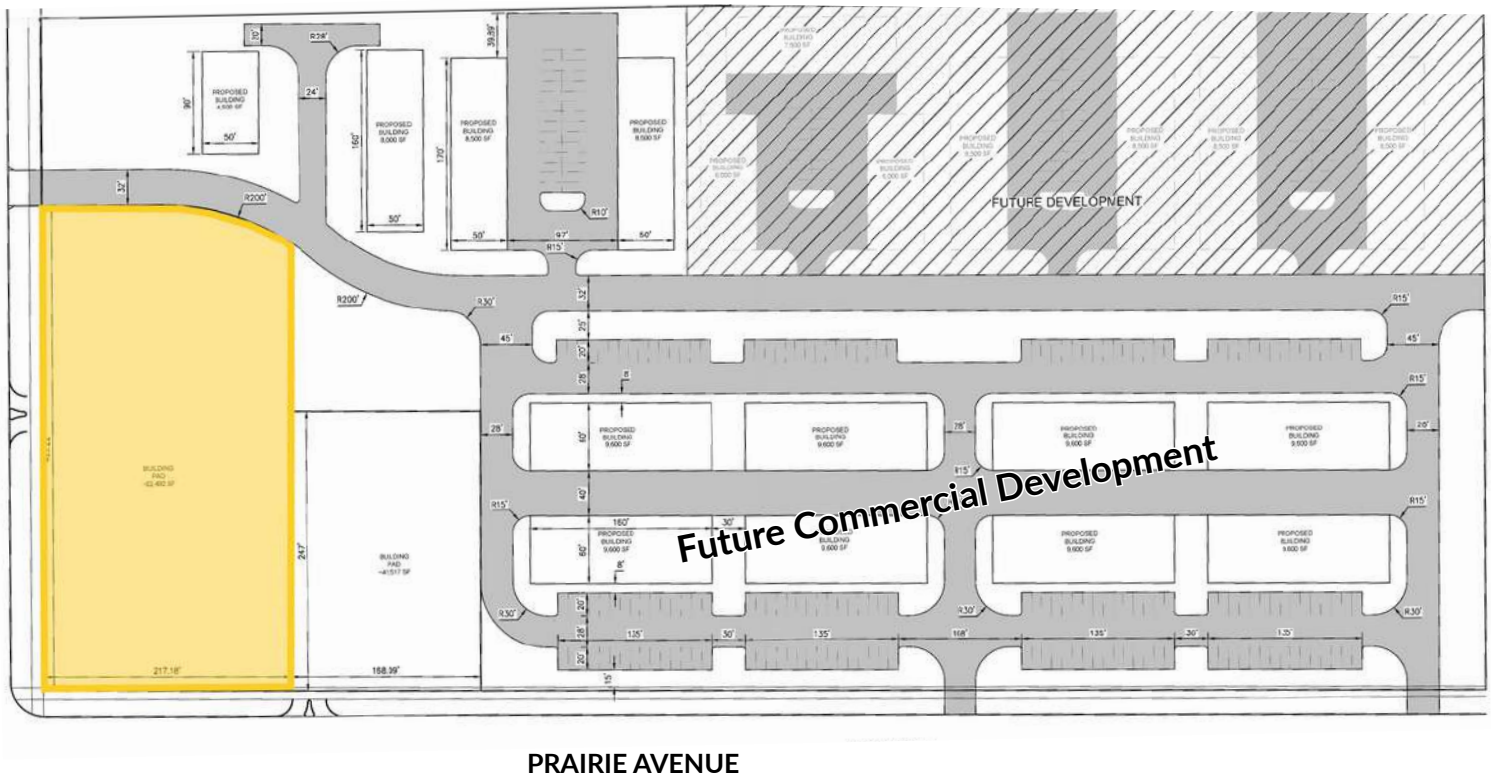
FRONTAGE: 550 LF

Building on site to be removed



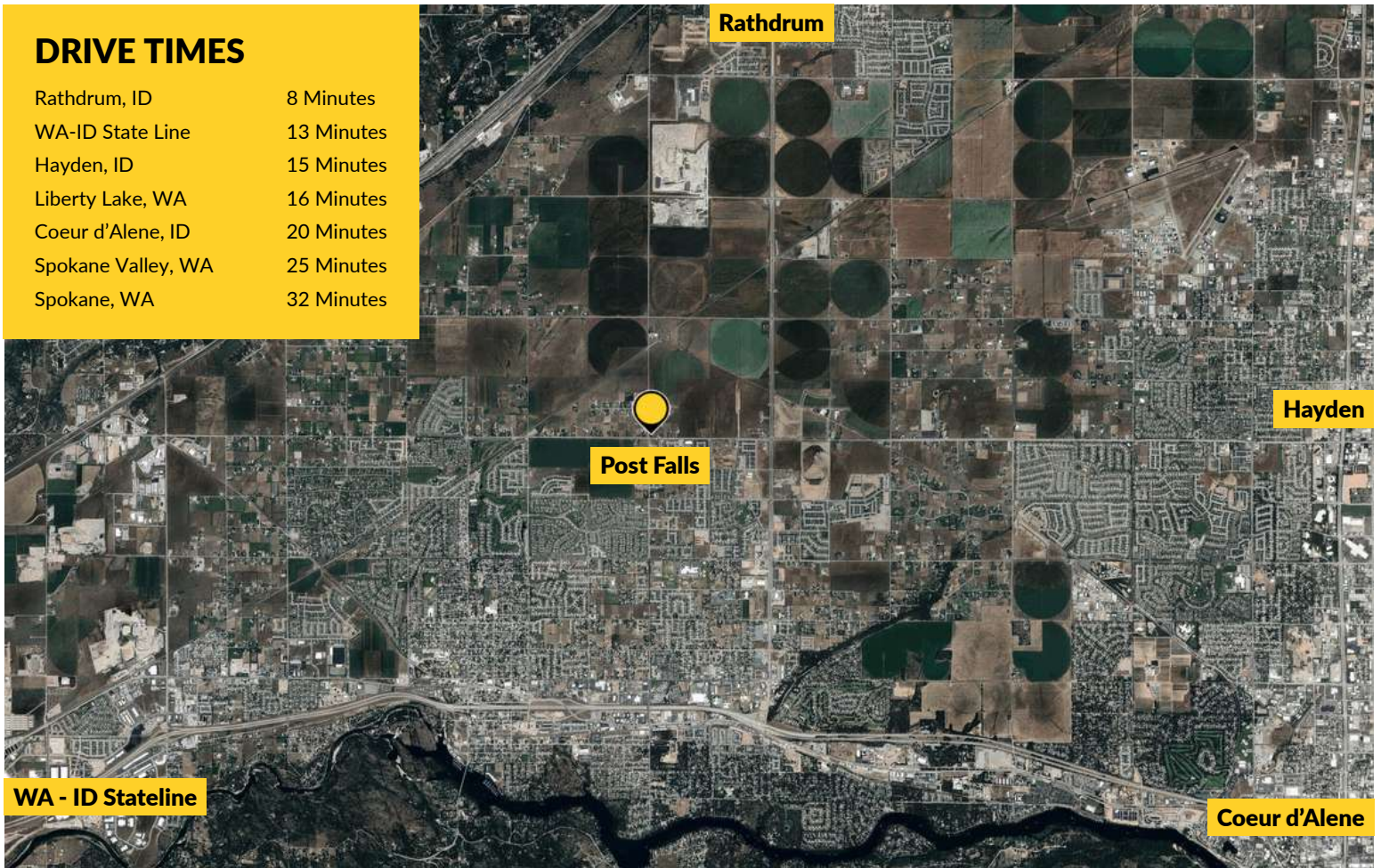
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Fuel station/C-store pad site available at the corner of W Prairie Ave and Greensferry Rd in Post Falls. Property was recently annexed into the city with all utilities available. Water and sewer are to the sites. Power, natural gas and data are in Prairie Ave. Existing structures will be removed and property will be delivered in "shovel ready" condition.



DRIVE TIMES

Rathdrum, ID	8 Minutes
WA-ID State Line	13 Minutes
Hayden, ID	15 Minutes
Liberty Lake, WA	16 Minutes
Coeur d'Alene, ID	20 Minutes
Spokane Valley, WA	25 Minutes
Spokane, WA	32 Minutes



FUEL STATION/CONVENIENCE PAD SITE

[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