

# 8236 N CHASE RD

DEVELOPMENT LAND FOR SALE | POST FALLS, ID

**TOK**  
COMMERCIAL



## CONTACT

### DON CRAWFORD

208.660.1207

don@tokcommercial.com

### BRENNEN CRAWFORD

208.755.0920

brennen@tokcommercial.com

## HIGHLIGHTS

5.38 acres of prime development land adjacent to the City of Post Falls

Potential to acquire additional land for a larger development

Property is located in the Post Falls Comprehensive Plan, with a portion in a Commercial Activity Node

Current improvements include a 2,048 SF single family home, and a new 30x40 shop

## DETAILS

### LAND:

**Price:** \$1,700,000

**Acres:** 5.38 AC

**Price per SF:** \$7.25

**Zoning:** County-AG

### BUILDING:

**Building Size:** 2,048 SF

**Year Built:** 1979

**Divisibility:** N/A

**Zoning:** County-AG

# AERIAL PHOTOS



DOWNTOWN POST FALLS

SITE

W PRAIRIE AVE

8236 N CHASE RD

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DEMOGRAPHICS	1 Mi.	3 Mi.	5 Mi.
POPULATION	5,046	32,674	58,753
AVG HH INCOME	\$121,686	\$94,708	\$93,359
HOUSEHOLDS	1,884	12,470	22,670
EMPLOYEES	128	6,446	14,160

**PLEASANT VIEW & I-90**

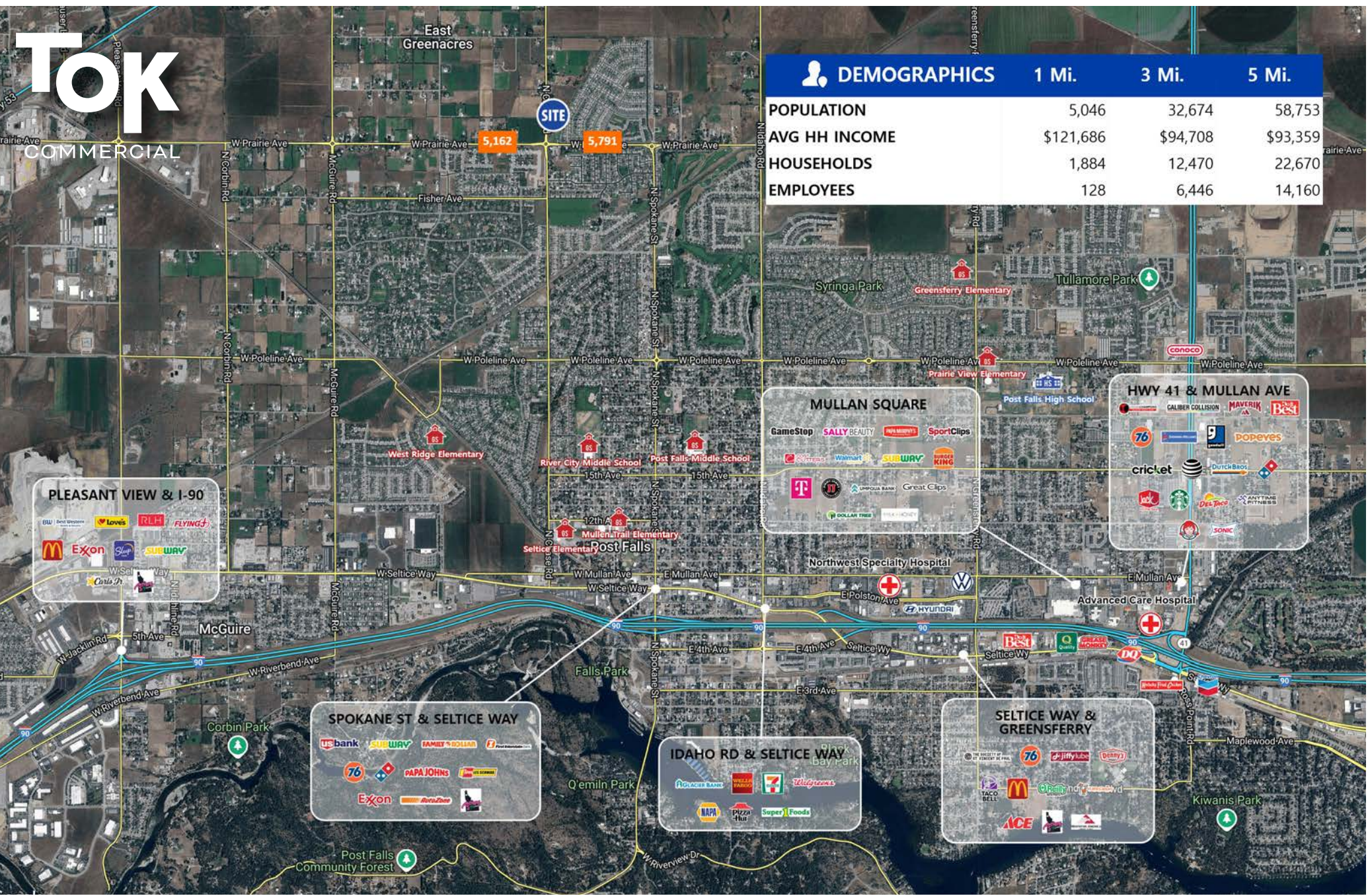
**SPOKANE ST & SELTICE WAY**

**IDAHO RD & SELTICE WAY**

**MULLAN SQUARE**

**HWY 41 & MULLAN AVE**

**SELTICE WAY & GREENSFERRY**



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