



3560 E Seltice Way, Post Falls, ID 83854

Property Features

- +/- 2,800 SF Building
- 0.8810 Acres of Land
- 2015 Tax Assessed Value \$581,000
- I-90 Visibility
- High Quality Pylon Signage
- Located on Busy Seltice Way
- High Volume Gross Sales – Solid Profits for Owner Operator
- Perfect for Investor or Owner Operator
- Investor Could Purchase Real Estate and Business and Sell the Business
- Owner Operator Has Opportunity to be Their Own Landlord
- \$891,568 2015 Gross Sales

Sale Price: \$1,012,000

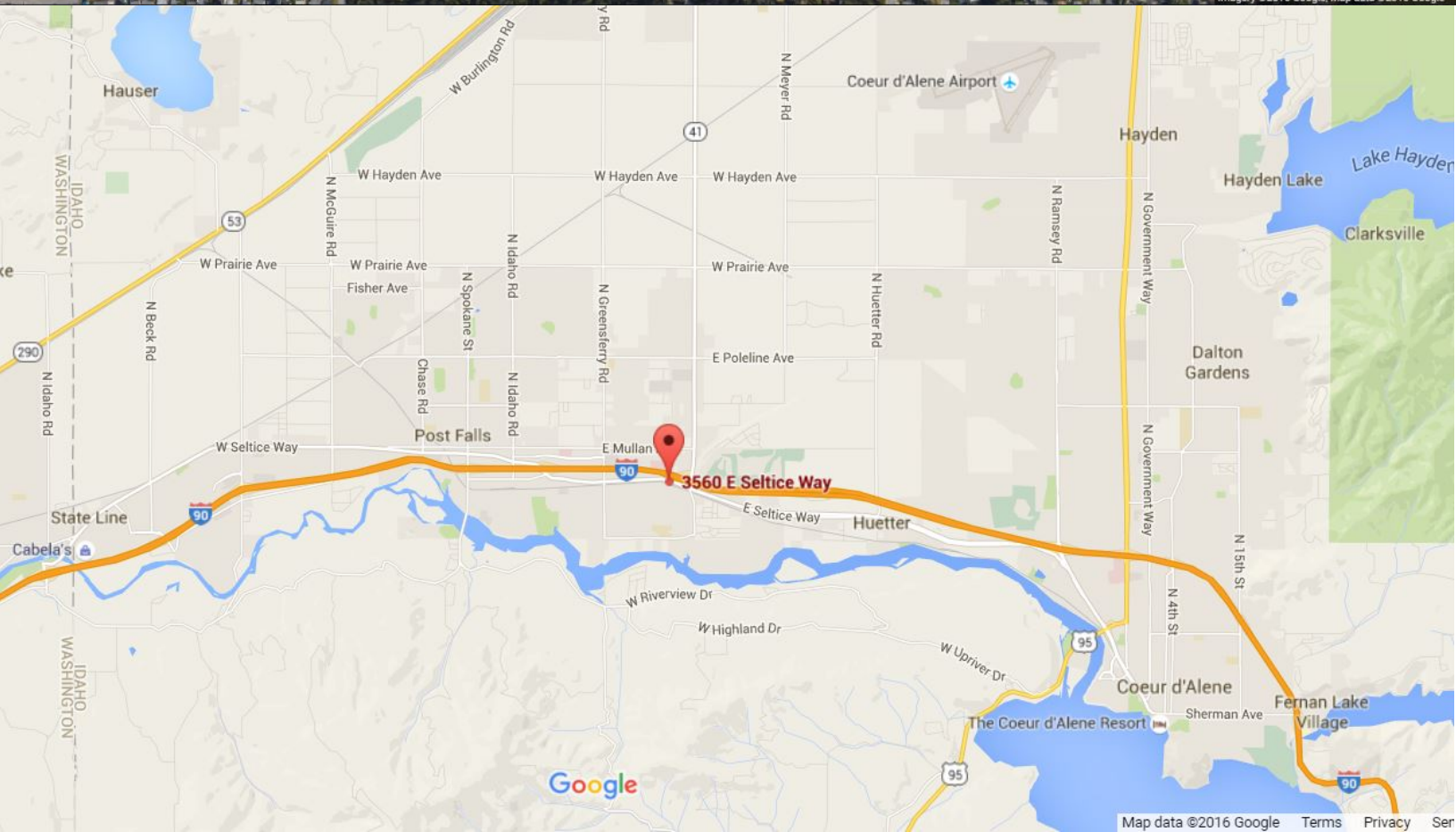


Contact Information:

John Powers

+1 509 622 3563

jpowers@naiblack.com

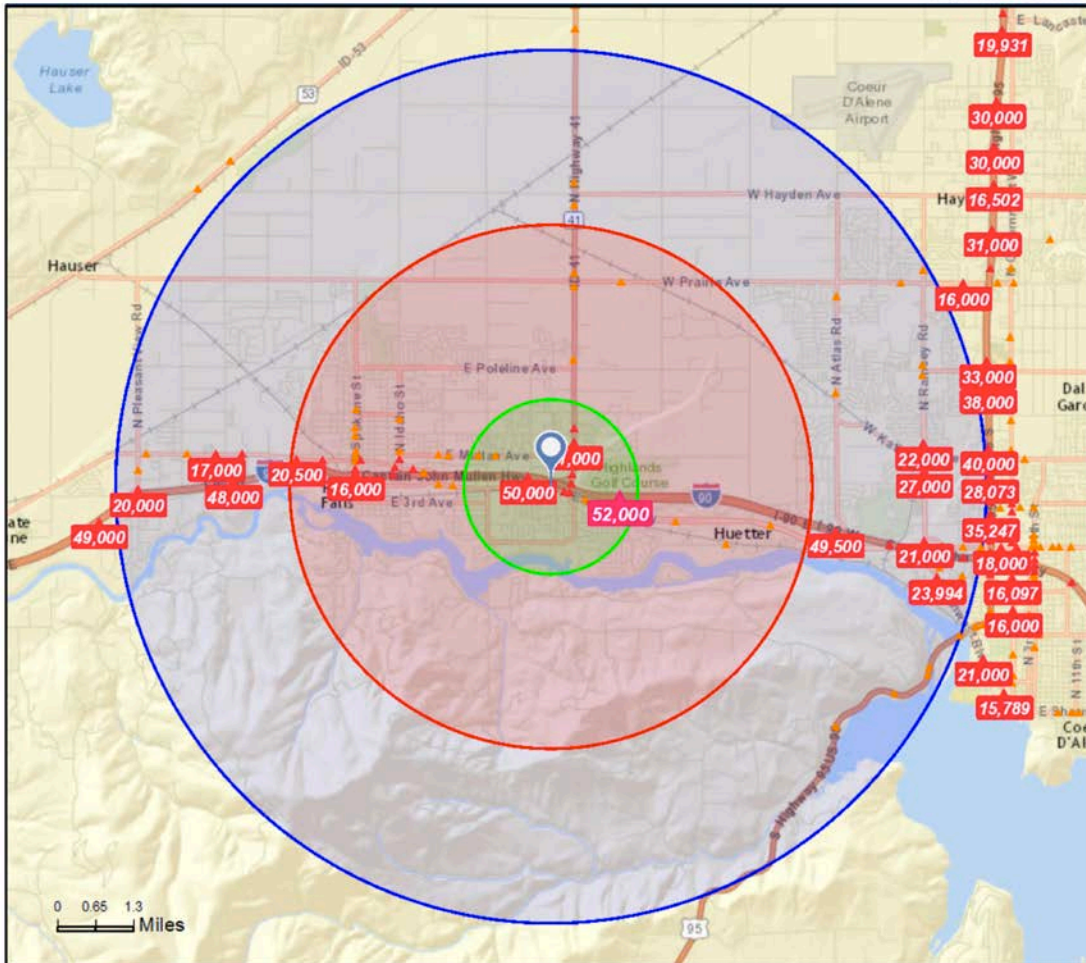




Traffic Count Map

3560 E Seltice Way, Post Falls, Idaho, 83854
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 47.71065
Longitude: -116.89988



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2015 Market Planning Solutions, Inc.

April 20, 2016

©2015 Esri

Page 1 of 1

2015

Demographics:

Population:

1 Mile Radius	8,075
3 Mile Radius	30,569
5 Mile Radius	63,341

Average Household Income:

1 Mile Radius	\$60,459
3 Mile Radius	\$60,419
5 Mile Radius	\$58,285

Traffic Counts:

Cars per Day
 E. Seltice Way and N.
 Herborn Pl: ± 18,000

Contact Information:

John Powers

+1 509 622 3563
 jpowers@naiblack.com