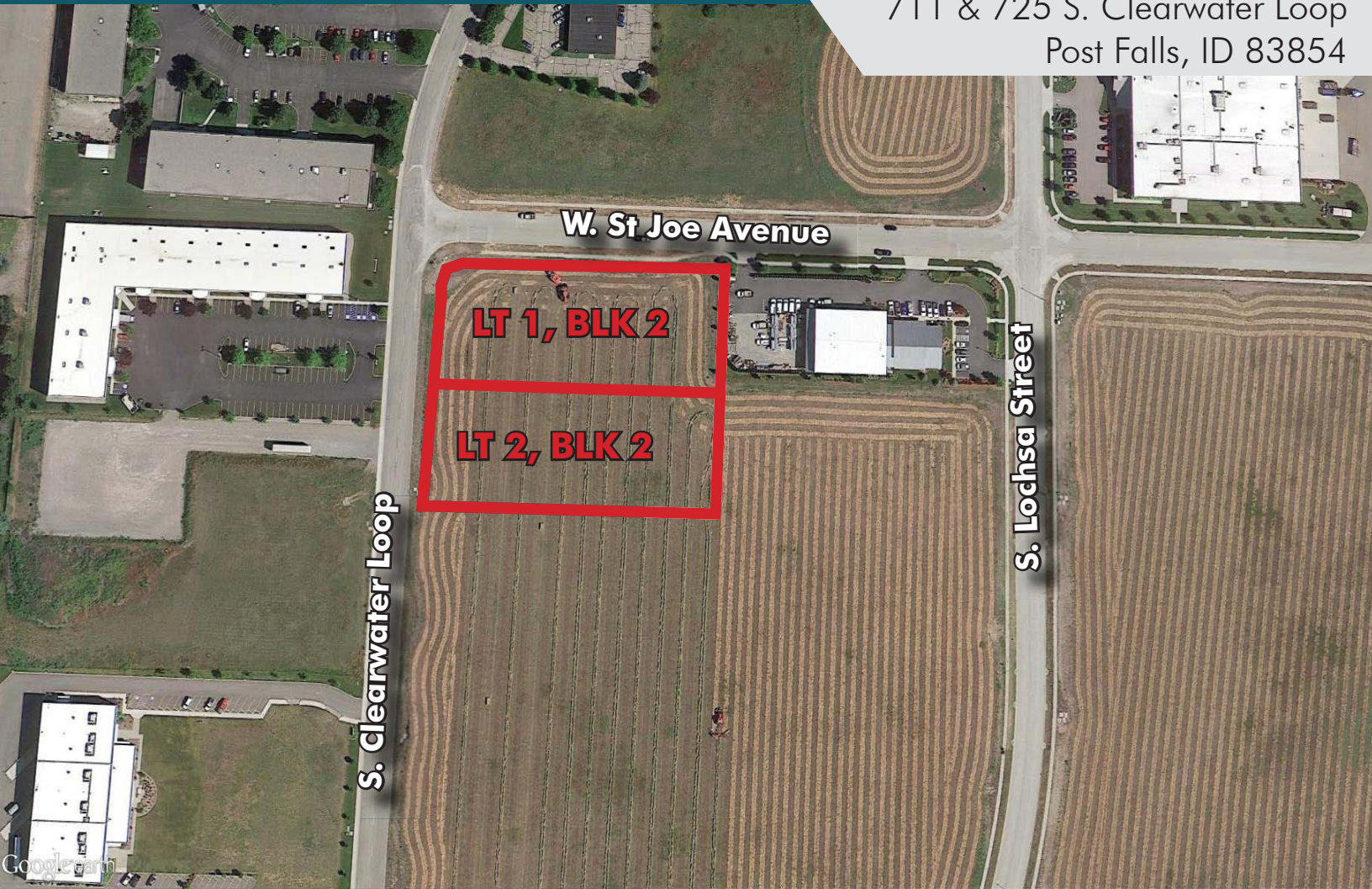


# FOR SALE

711 & 725 S. Clearwater Loop  
Post Falls, ID 83854



## PROPERTY INFORMATION:

### 711 S. Clearwater Loop

Asking Price: \$167,706

LT 1, BLK 2

±1.4 Acres

### 725 S. Clearwater Loop

Asking Price: \$167,706

LT 2, BLK 2

±1.4 Acres

This is a great opportunity to purchase two parcels totaling roughly 2.8 acres and positioned on a hard corner within Riverbend Industrial Park. Riverbend is a premier business park located in west Post Falls with ease of access to I-90 and approximately 1.5 miles from the WA state line. Current users include but not limited to: Buck Knives, Ray Cap Inc, NIC Workforce Training Center, ALK Source Materials Inc, and University of Idaho Research.

#### PAT EBERLIN

208.215.1375 or pat.eberlin@khco.com

2065 W. Riverstone Dr., Ste 101  
Coeur d'Alene, ID 83814

**KIEMLE &  
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# FOR SALE

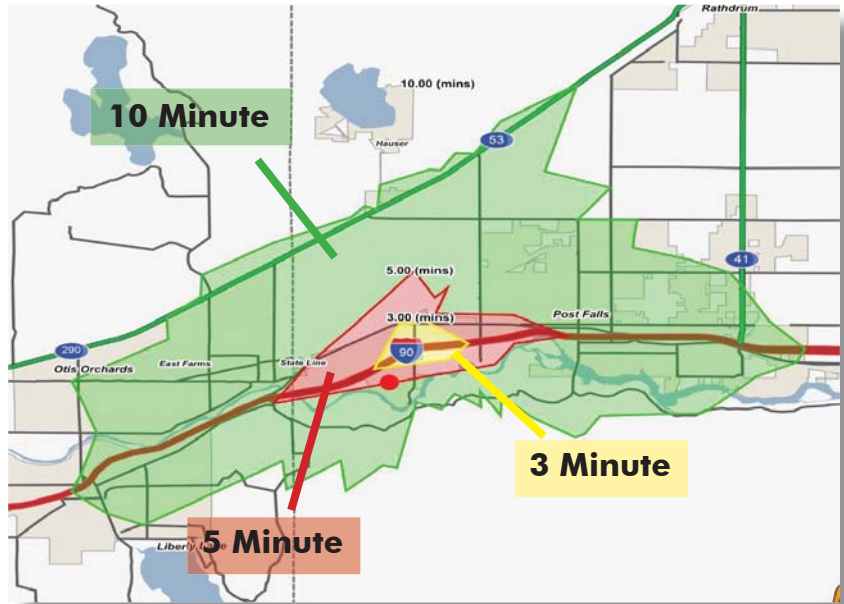
711 & 725 S. Clearwater Loop  
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## AERIAL

## DEMOGRAPHICS

	3 Min	5 Min	10 Min
2011 Est Pop	367	2,659	38,167
2010 Cens Pop	355	2,603	37,587
2016 Proj Pop	403	2,856	40,502
Proj Annual Growth	2.0%	1.5%	1.2%
2011 Ave HHI	\$56,288	\$57,428	\$63,180
2011 Med HHI	\$53,843	\$51,719	\$54,281
2011 Est Daytime	336	2,028	23,641



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