

# SHOVEL READY LOT FOR SALE



Images are for illustration purposes only.

Offered at  
**\$1,250,000**

AIN: 316655  
Acres: 1.84  
Zoned: CCS

High exposure location with traffic counts of 13,000 per day, just north of the signalized intersection of Mullan Avenue and Cecil Road in Post Falls, Idaho.

Parcel totaling 1.84 acres, zoned CCS. Owner has removed the top soil which cost approximately \$100,000. Perfect for a partial owner user with an income stream from extra suites.



3270 E Quad Park Ct  
Post Falls, ID 83854



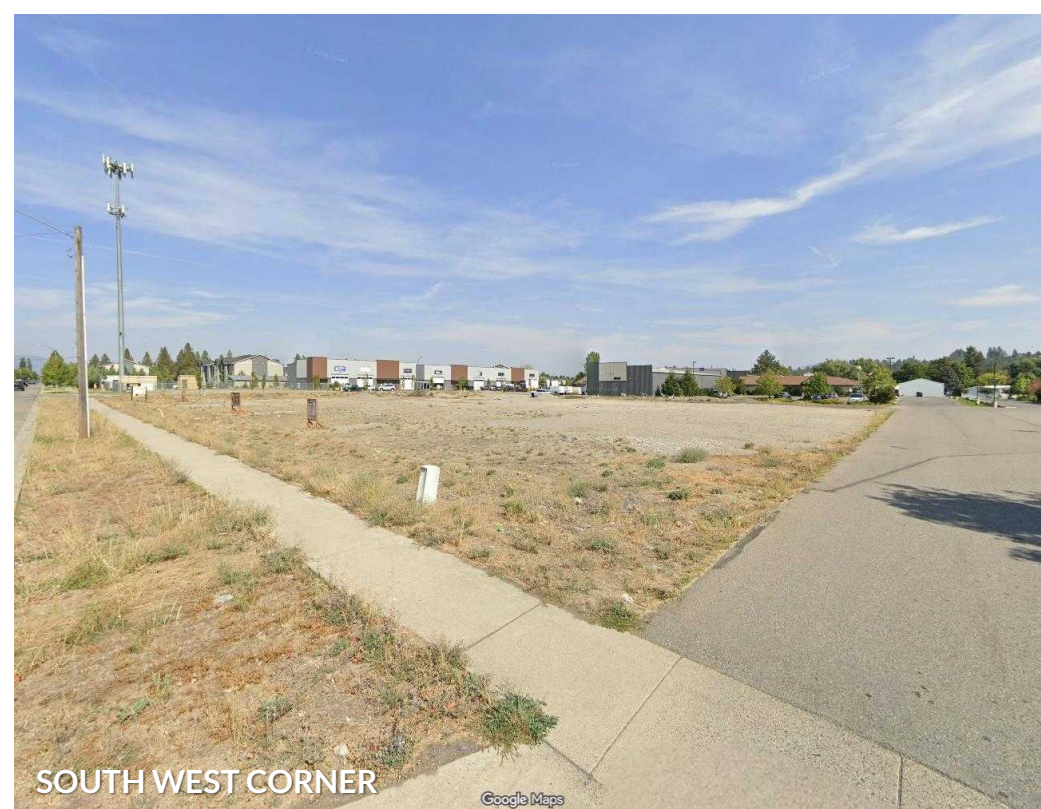
**CRAIG HUNTER, CCIM**

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**KIEMLE  
HAGOOD**  
KIEMLEHAGOOD.COM



SOUTH WEST CORNER

Google Maps



SOUTH EAST CORNER

Google Maps



NORTH WEST CORNER

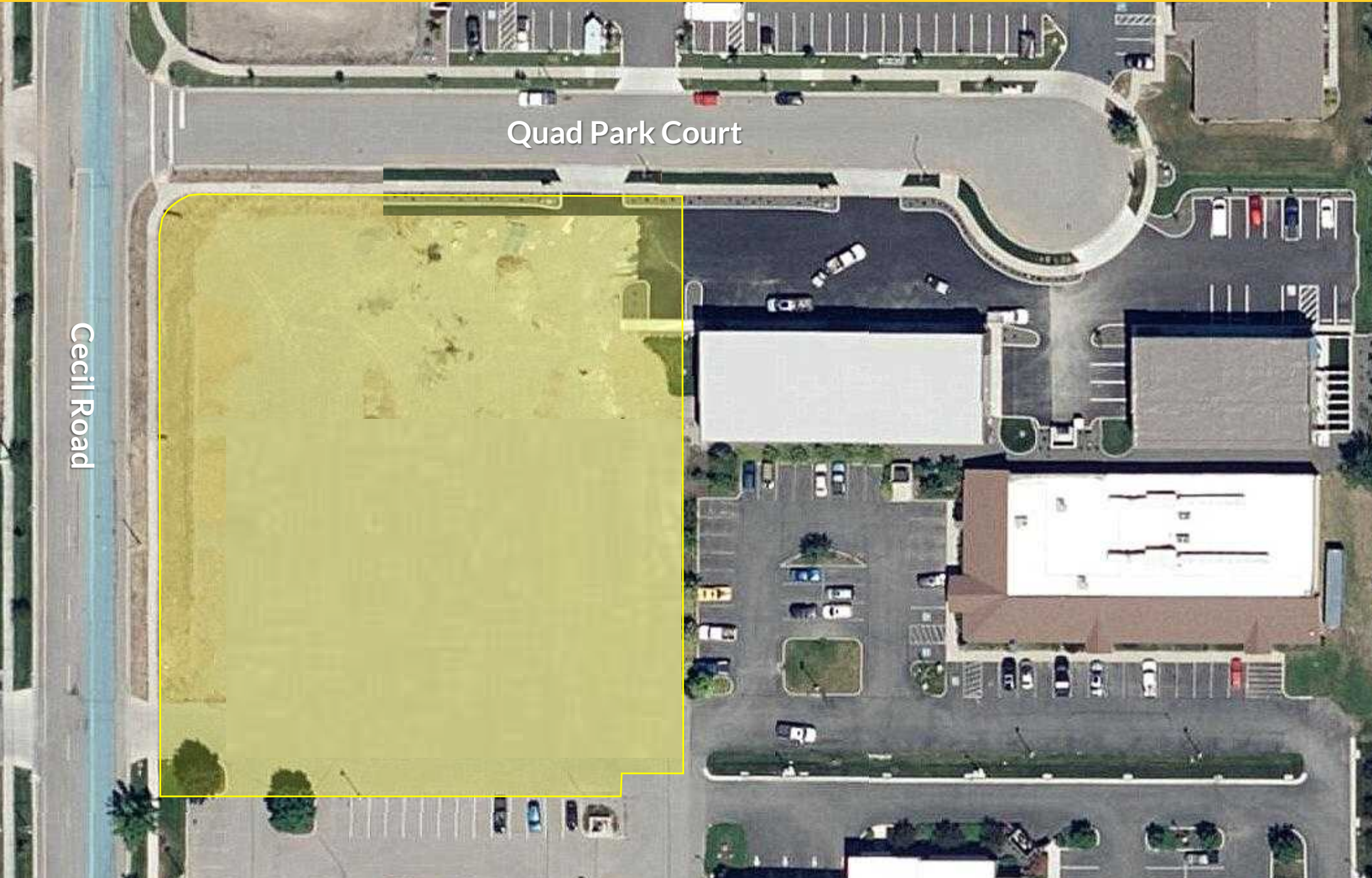
Google Maps



NORTH EAST CORNER

Google Maps

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Quad Park Court

Cecil Road



**Street  
View**



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# NEARBY BUSINESSES

For visual purposes only



**CROSSROADS**  
APARTMENTS

Active Construction  
Brothers Restoration  
Hayden Beverage  
Travelin Toms Coffee  
Wilmette

Quad Park  
Office Suites

Sports Clips  
Papa Murphys Pizza  
American Family Insurance  
Beau Monde Exchange  
Unlimited Health  
Edward Jones

Quad Park Court



**CUTTING EDGE**  
CUSTOMS

**METHOD K9**

**CENTER TARGET**  
**SPORTS**  
An Indoor Sport Shooting & Training Facility

**PIFCU**

Riverstone Dental  
Jimmy Johns

**MILK & HONEY**

Cecil Road

**Columbia**  
Bank

**Idaho Central**  
CREDIT UNION

Mullan Avenue

**BURGER KING**

**T**  
T-Mobile

**Great Clips**

Allstate  
Fresh Mexican Grill  
Blown Away Salon  
Massage  
PF Hearing Aid Center

**Silverlake**  
AUTOMOTIVE

**PRODUCTS**  
SOLAR ECLIPSE

**Walmart**

**GameStop**

Sally Beauty  
India House  
Vape  
Dollar Tree

**Spa Elegance**

**rivercitydentistry**  
and implants

Thornton Street



[View Location](#)



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**OFFICE LOCATIONS**

SPOKANE | COEUR D'ALENE | TRI-CITIES | MISSOULA

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