

# Coldwell Banker Commercial Schneidmiller Realty

Contact: Craig Hunter | Direct: 208-929-2929 | Fax: 208-446-0609 | Email: hunter@ccim.net

Contact: Rob Kannapien | Direct: 208-704-3832 | WA: 509-720-7241 | Fax: 208-292-3651 | Email: robk@ccim.net



## 930 N. Beck Road, Post Falls

### Description:

15.18 acres of development land in Post Falls. Easy access to I-90 or Highway 53. Near Cabelas and Super Wal-Mart. This parcel is currently zoned Agricultural but the Seller was granted a Special Use Permit in 2004 to construct 12 storage buildings. Special Use Permit may be expired. Buyer to determine if the permit is still valid. The well produces 40 GPM and the drain field is installed. Natural gas will be available in the future. Three phase power is to the property and the site is mostly graded and ready to build. The parcel could possibly be subdivided into smaller lots. **Just price reduced by \$119,000!**

### Directions:

I-90 West, north onto N. Pleasant View Road, west onto W. Seltice Way, north onto N. Beck Road to property.

### Showing Instructions:

Drive by Property. Call Listing Agents.

### View on MLS:

MLS #: 11-2260

## FOR SALE

Property Offered At:  
**\$299,999**

### Seller Terms:

Cash  
Conventional

### Property Details:

#### Property Type:

Land

#### Property Use Type:

Multiple Uses

Parcel Number: 50N05W063225    AIN Number: 124216

Lot Size: 15.18 Acres    Dimensions: Irregular

Water: Well    Sewer: Septic

Utilities: Avista

Tax Year: 2010    Amount: \$1,719

County: Kootenai

Zoning: Agricultural

Legal: LT 4 EX TAX #'S, LT 5 N OF RR EX TAX #'S & EX R/W

Please visit our website at  
[www.ccimteam.com](http://www.ccimteam.com) for more info



SCHNEIDMILLER REALTY  
2000 Northwest Blvd. Suite 200  
Coeur d'Alene, ID 83814



Data is deemed reliable, no warranties or representations expressed or implied. Broker not responsible for changes, errors, omissions, or prior sale without notice. All square footages are for convenience only. All critical measurements shall be done by Lessee or Buyer.



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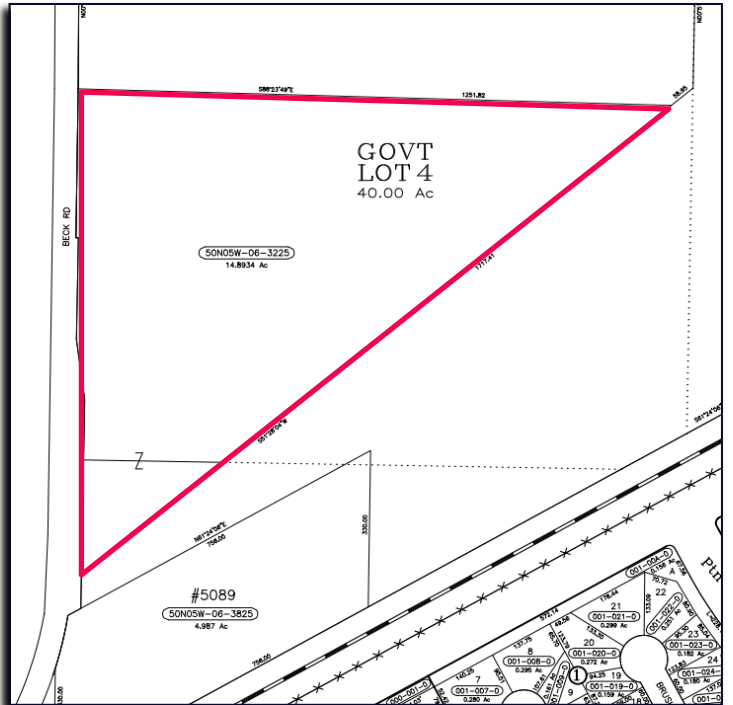
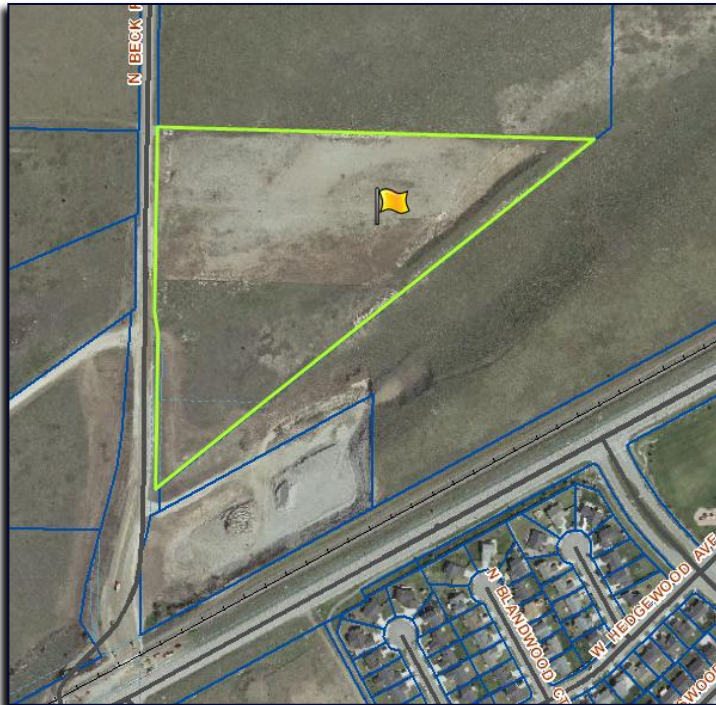
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Zoning:

Plat Map:



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