

For Sale

Tire Rama Store

1900 E Schneidmiller Ave Post Falls, Idaho

13,036 SF 12-bay concrete block Retail and automotive building -Constructed in 2001 67,300 SF (1.545 acres) tract Annual rent: \$ 166,782 Cap rate: 6% 15 year "NN" lease commencing October 2008, 7.5 years remain Purchase price: \$2,779,700 Great highly visible real estate location on I-90 New overpass recently completed, adding 12,500 cars per day Annual CPI increases in rent Strong growth area Tire Rama is the largest automotive/tire company in Montana with 45 stores in Montana, Idaho, Washington and Wyoming and founded 39 years ago



Location



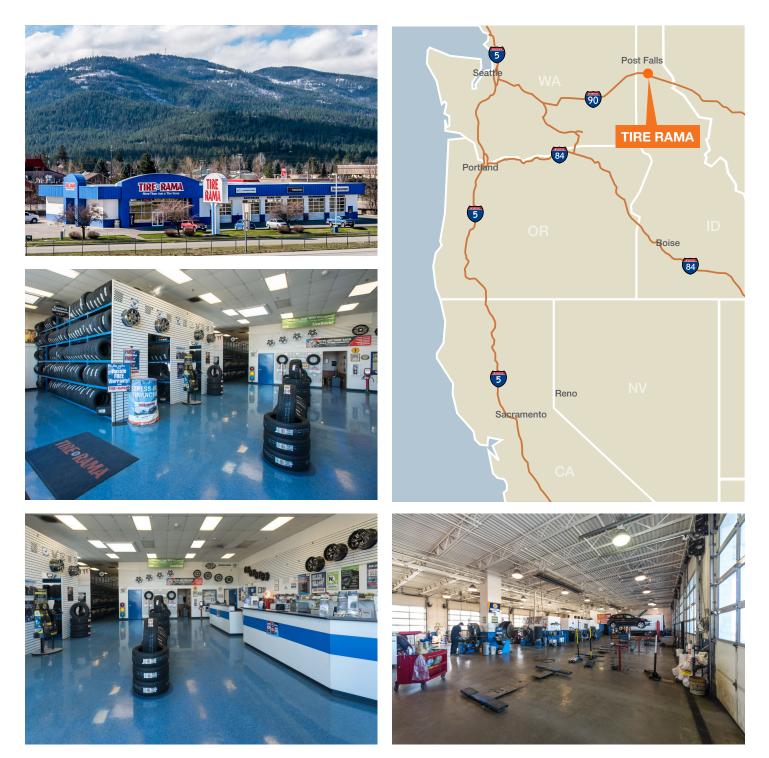
Contact

Craig Spinks 503.221.2299 cspinks@kiddermathews.com



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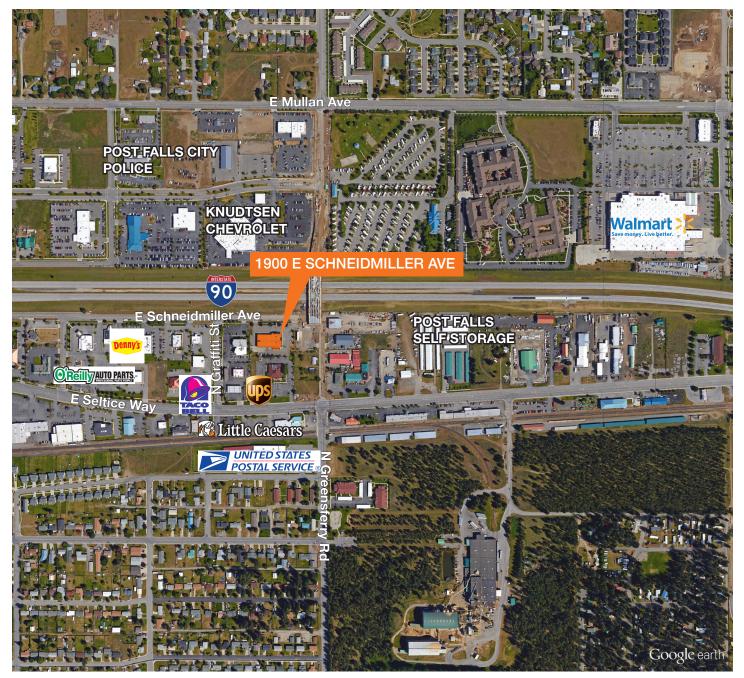
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