

INDUSTRIAL FOR SALE



156 S 5th St., Wilder, ID 83676



OFFERING SUMMARY

SALE PRICE:	\$264,000
AVAILABLE SF:	
LOT SIZE:	1.28 Acres
BUILDING SIZE:	4,470 SF
ZONING:	Commercial
PRICE / SF:	\$59.06

PROPERTY OVERVIEW

Great office and shop located in Wilder with frontage on Highway 95.

PROPERTY HIGHLIGHTS

- 2,000 SF Shop with 450 SF Mezzanine
- 10 Offices
- Concrete Yard
- 2 Large Grade Level doors

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

JASON KNORPP
Director At KW Commercial
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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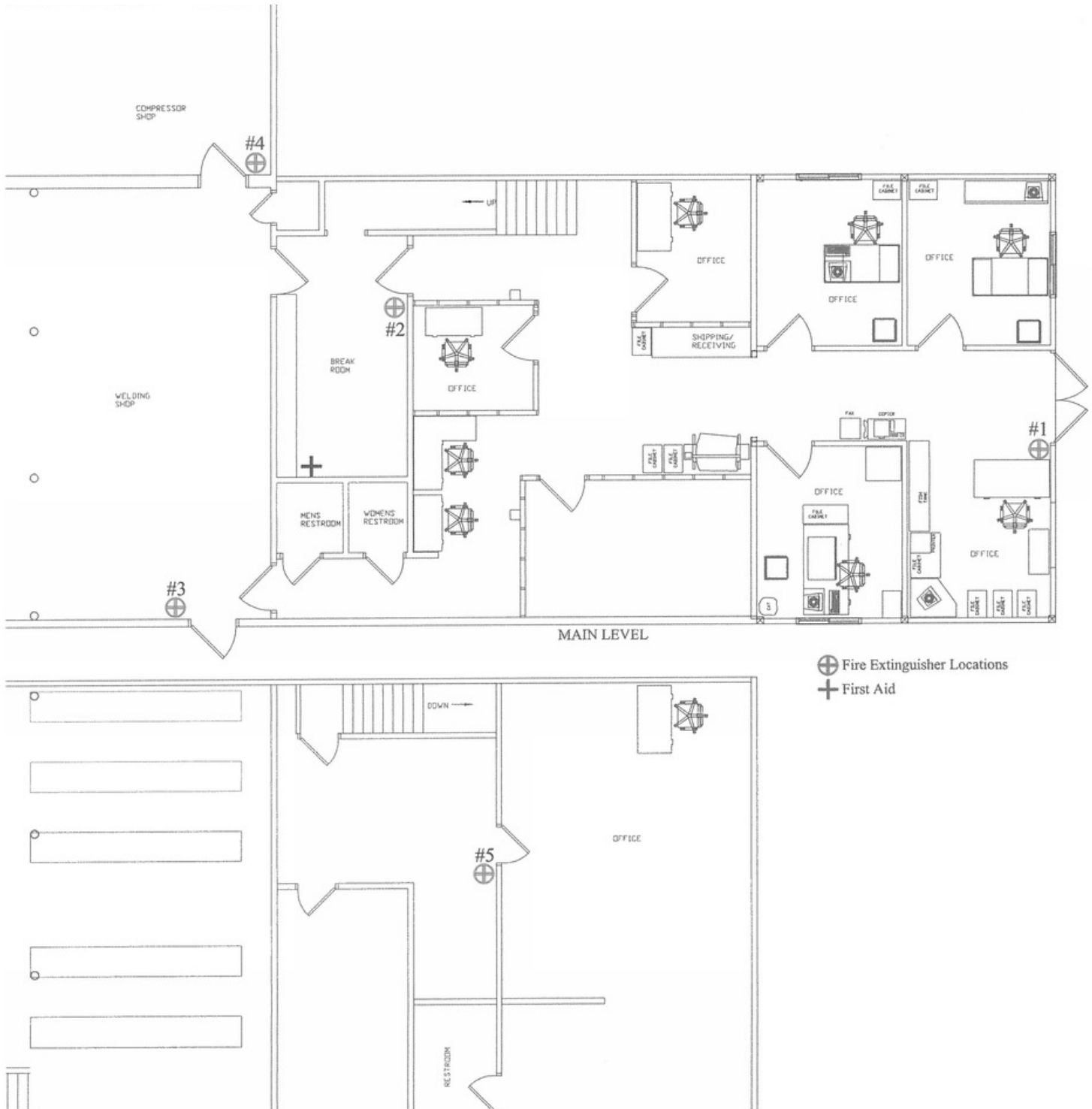
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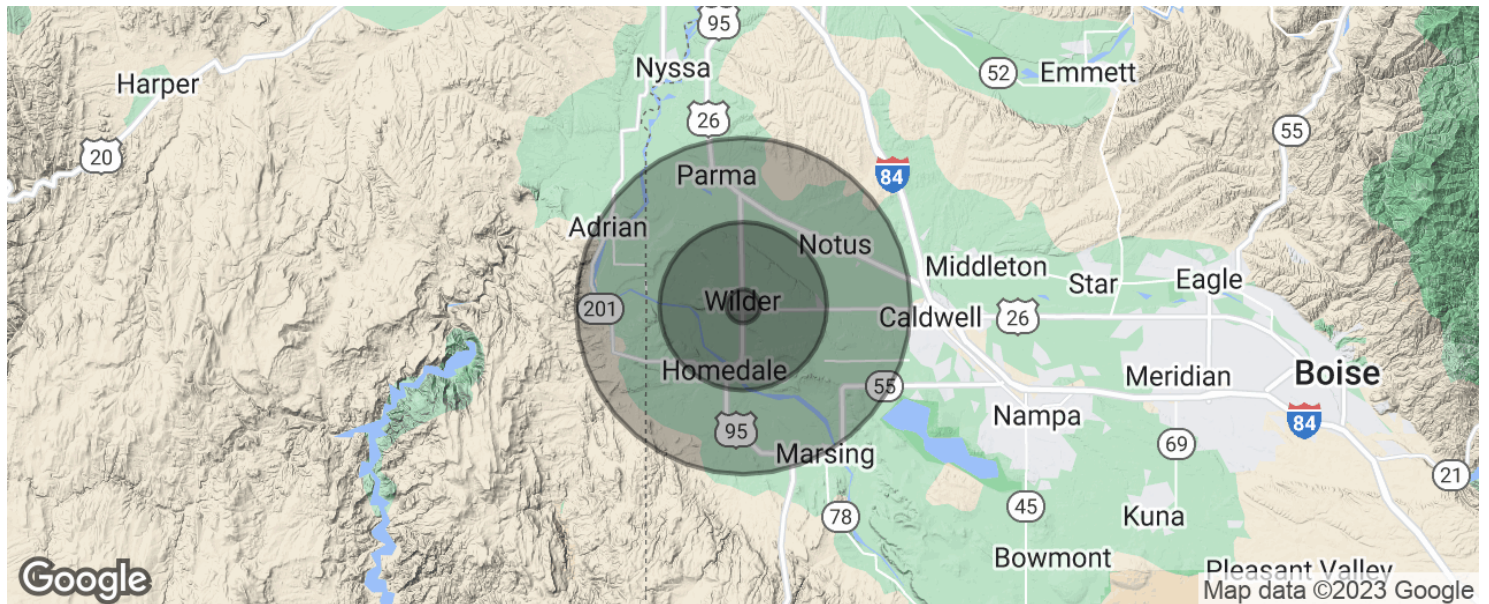
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	278	6,574	23,739
Median age	38.2	37.8	37.3
Median age (Male)	38.6	38.1	37.2
Median age (Female)	37.6	37.1	37.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	94	2,238	8,173
# of persons per HH	3.0	2.9	2.9
Average HH income	\$53,081	\$51,630	\$50,758
Average house value		\$257,842	\$223,878

* Demographic data derived from 2020 ACS - US Census

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