

INDUSTRIAL FOR SALE/LEASE 302 S. MAIN STREET

Homedale, ID 83628



LISTING DATA

| | |
|--------------------------------|--------------|
| SALE PRICE: | \$195,000 |
| SELLER FINANCING: | Terms, TBD |
| BUILDING SIZE: | 1,200 SF |
| LOT SIZE | .76 AC |
| LEASE RATE: | \$1,500 /Mo |
| LEASE TYPE: | NNN |
| APPROX. OPERATING COST: | \$0.12 SF/Mo |

PROPERTY INFORMATION

| | |
|----------------|--------|
| COUNTY: | Owyhee |
| MARKET: | Nampa |

BUILDING DATA

| | |
|------------------------------|---------------|
| AVAILABLE: | Immediately |
| SHOWING INSTRUCTIONS: | Contact Agent |

PROPERTY OVERVIEW

Lee & Associates Idaho is pleased to present an industrial building for sale or lease in Downtown Homedale. There is easy access from Highway 95. Potential for a truck/equipment yard or development.

PROPERTY HIGHLIGHTS

- Operating expenses are approx. \$0.12 PSF, per month
- Public water, sewer and gas are to the property
- Public electricity is in the street, but not currently to the property
- Bringing electricity on to the property is negotiable
- Certified truck scale, 10' X 70" is valued at \$100,000+
- 1 (8' x 8') Dock high door

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

EXTERIOR PHOTOGRAPHS
302 S. MAIN STREET
Homedale, ID 83628

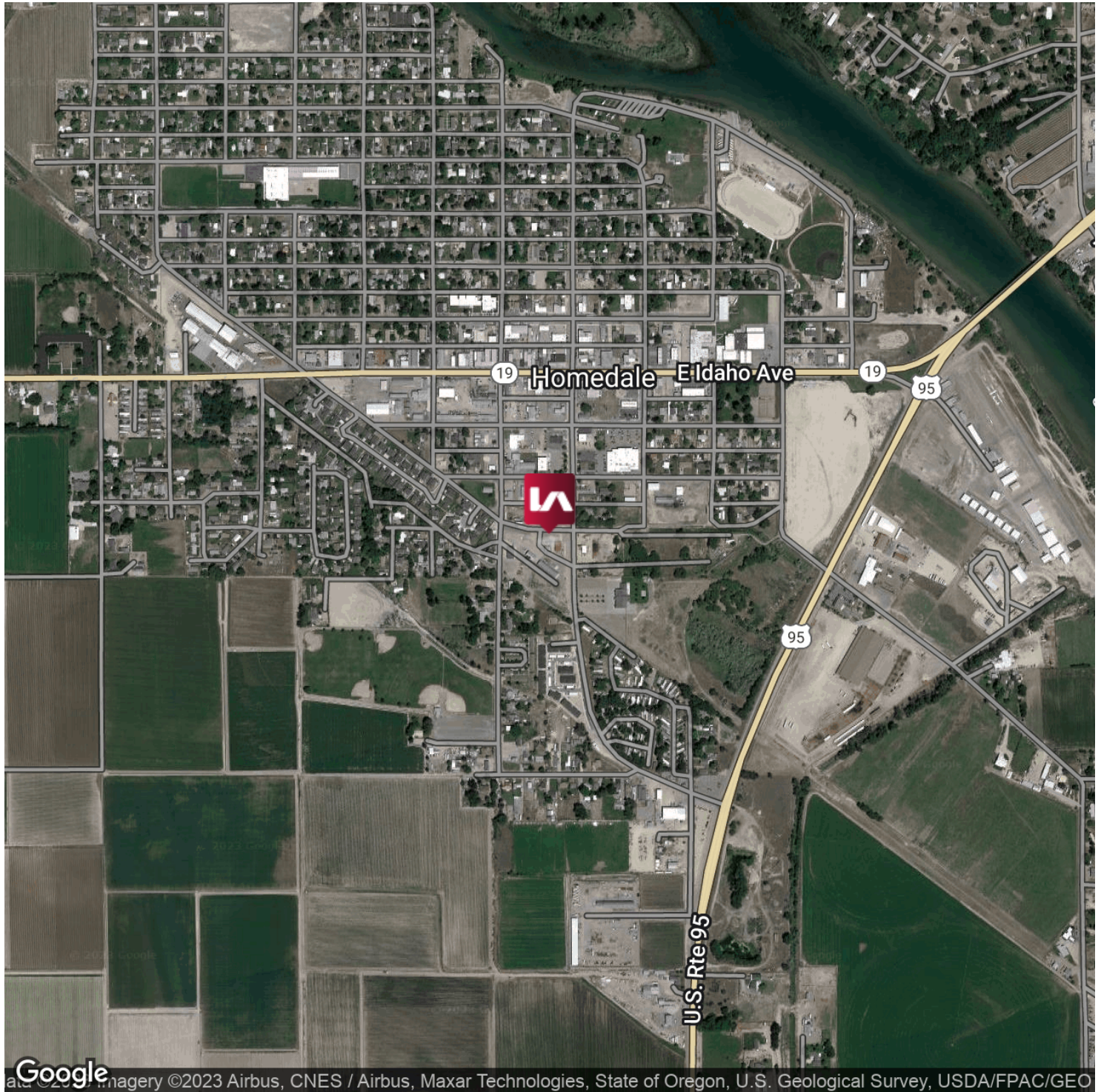


Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcells | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

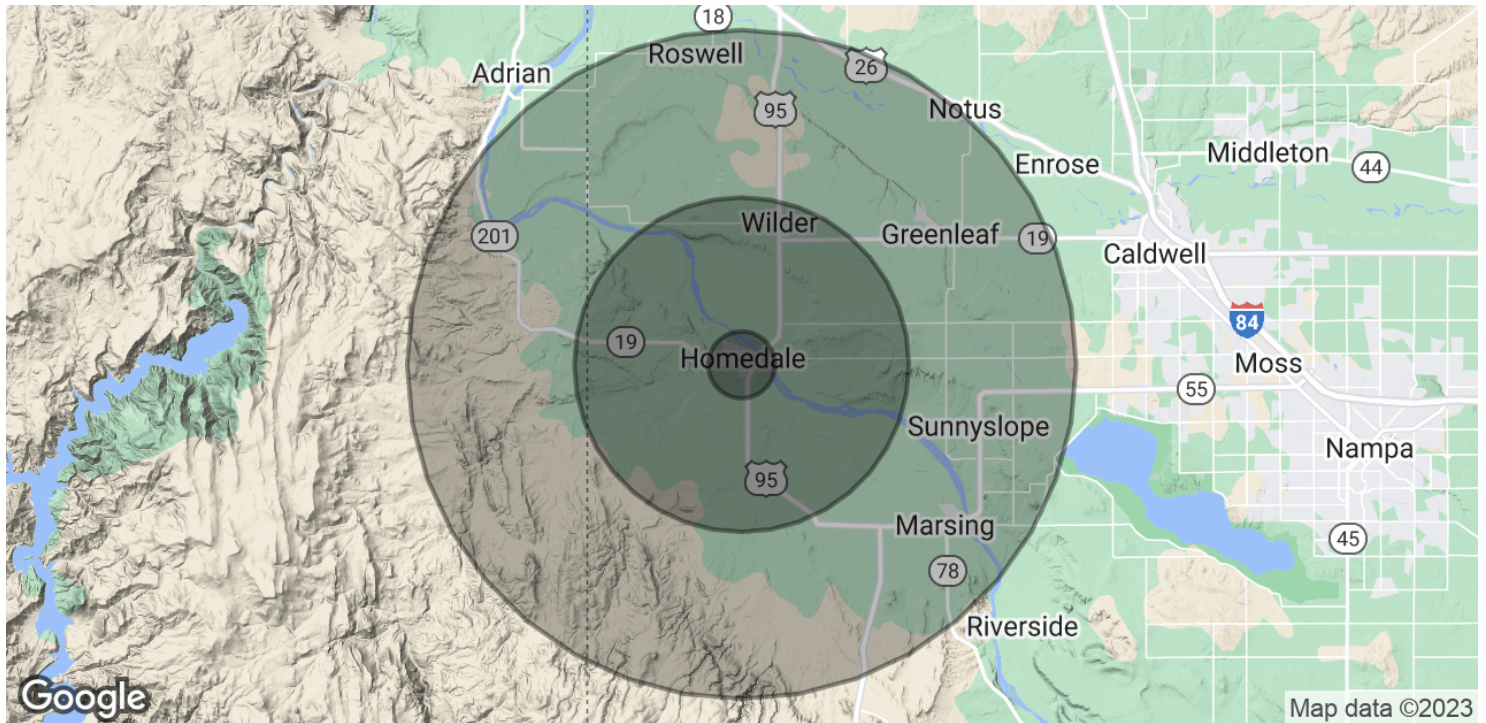
LCOATION MAP
302 S. MAIN STREET
Homedale, ID 83628



Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.



POPULATION

| | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 289 | 6,787 | 19,474 |
| Average age | 34.4 | 35.7 | 36.7 |
| Average age (Male) | 34.0 | 35.5 | 36.6 |
| Average age (Female) | 34.5 | 35.6 | 36.5 |

HOUSEHOLDS & INCOME

| | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total households | 96 | 2,300 | 6,689 |
| # of persons per HH | 3.0 | 3.0 | 2.9 |
| Average HH income | \$48,907 | \$49,416 | \$50,025 |
| Average house value | | \$176,804 | \$206,451 |

* Demographic data derived from 2020 ACS - US Census

Mike Vance | Associate
mikev@leeidaho.com
C 208.871.0636

Garrison Parcels | Retail Accounts
garrisonp@leeidaho.com
C 208.602.6328

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.