

# INVESTMENT OR OWNER OCCUPANCY 346 W. 4TH STREET

Kuna, ID 83634



## ECONOMIC DATA

**SALE PRICE:** \$199,000  
**TOTAL BUILDING SF:** 811 SF  
**ZONING:** CDA  
**LOT SIZE:** .28 AC

## PROPERTY INFORMATION

**COUNTY:** Ada  
**MARKET:** Boise City / Nampa  
**SUBMARKET:** South Ada County

## BUILDING DATA

**YEAR BUILT:** 1940  
**ZONING:** CBD  
**SHOWING:** Appointment Only

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this charming, highly visible retail or office building on the corner of 4th and Elm streets, right across from the Kuna Event Center. Situated on a .28 acre lot, this one-level structure has an open floor plan with many use options. It has had recent updates to the cheerful and well-kept interior. The property is approved for a detached shop on the large lot and currently hosts one small outbuilding that matches the main exterior.

## PROPERTY HIGHLIGHTS

- Great visibility and accessibility to drive-by Kuna traffic
- Potential for shop addition on large lot

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COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



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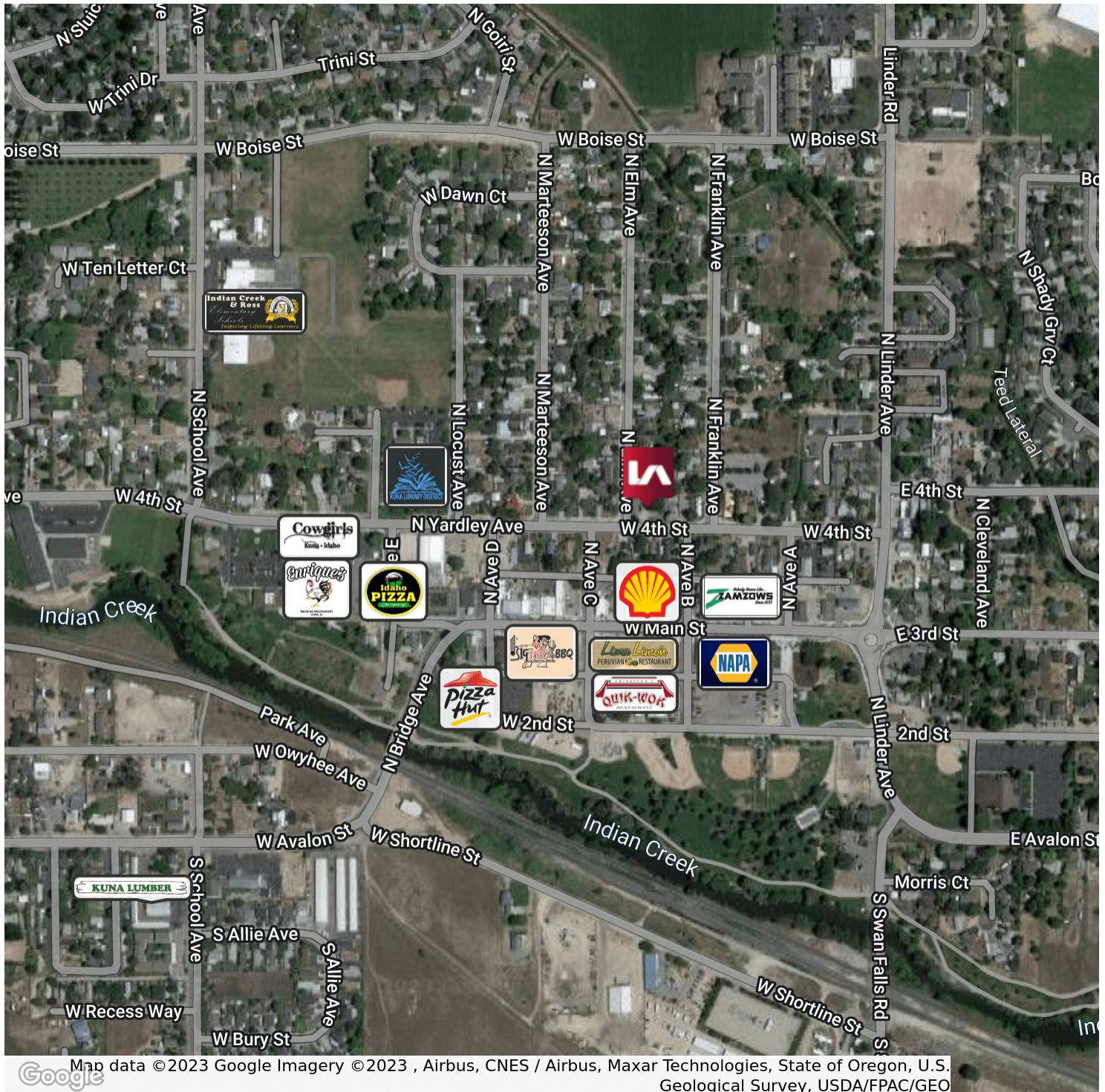


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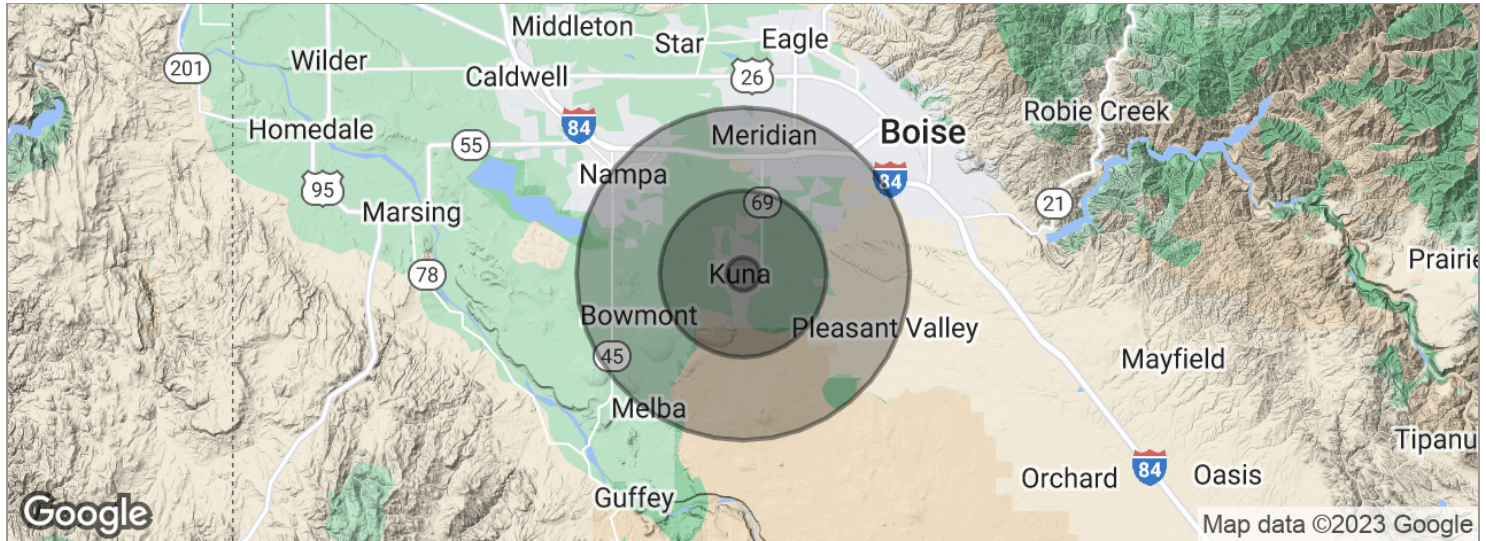
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,377	26,156	157,234
Median age	29.8	31.0	32.5
Median age (Male)	29.8	31.0	32.4
Median age (Female)	29.8	31.0	32.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	435	8,284	52,782
# of persons per HH	3.2	3.2	3.0
Average HH income	\$62,171	\$67,882	\$72,158
Average house value	\$229,104	\$243,974	\$239,647

\*Demographic data derived from 2020 ACS - US Census

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