

# FOR SALE

## Commercial Building and Three Lots

**4865 East Franklin Road  
Nampa, Idaho**

### CASH SALE PRICE

Corner Lot A:

Price \$979,000  
Land Size 118,483 SF  
Cost PSF \$8.76 PSF

East Lot C:

Price \$199,000  
Land Size 51,400 SF  
Cost PSF \$3.87 PSF

Middle Lot B—33% developed  
Condominium Platted Land

Price: \$1,350,000  
Land Size 164,654 SF

Condo Size	Price PSF	Approx Land %	Land SF Allocation
<i>Unit 1—Enclosed Retail/Office/Warehouse</i>			
11,839 SF	\$34.12 *	31.6%	52,031
<i>Unit 2—Platted Design Size</i>			
8,856 SF	N/A	23.0%	37,870
<i>Unit 3—Platted Design Size</i>			
17,167 SF	N/A	45.4%	74,753
<b>37,862 SF Total</b>	<b>100.0%</b>	<b>164,654</b>	
<b>(9% value of land only = \$5.75 PSF)</b>			

\*2011 assessed building value

### ZONING

- GB-1 (Gateway Business)
- Mixed commercial use

### COMMENTS

- Owner financing OAC
- Building is new and in shell status
- Lots can be sold separately or combined
- Lease possible
- All infrastructure to street



Lot B Condominium Plat

<b>Unit 1</b> <b>11,839 SF</b> Completed Condo	<b>Unit 2</b> <b>8,856 SF</b> Platted Condo	<b>Unit 3</b> <b>17,167 SF</b> Platted Condo
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Click [here](#) to enlarge Condo Plat Map



Rev 20120207

## ARTHUR BERRY & COMPANY

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