COMMERCIAL BLOCK IN HISTORIC DOWNTOWN NAMPA

1012, 1014 and 1020 1st St S and 16 10th Ave S - Nampa, Idaho

DO NOT DISTURB BUSINESS OWNER OR SPEAK TO EMPLOYEES. CONTACT BRENT BUNGARD FOR DETAILS AND/OR TO TOUR THE PROPERTY.

OFFERING SUMMARY

Sale Price: $1,100,000
4 Parcels Total: +/- 0.965 acres (+/- 42,035 SF)
Zoning: HD Historic District

A-1020 1ST STREET SOUTH

Retail/Office/Shop and Warehouse (+/-16,351 SF)
Includes 1,750 SF apartment on +/-0.475 acres or +/-20,691 SF

B/C-1012/1014 1ST STREET SOUTH

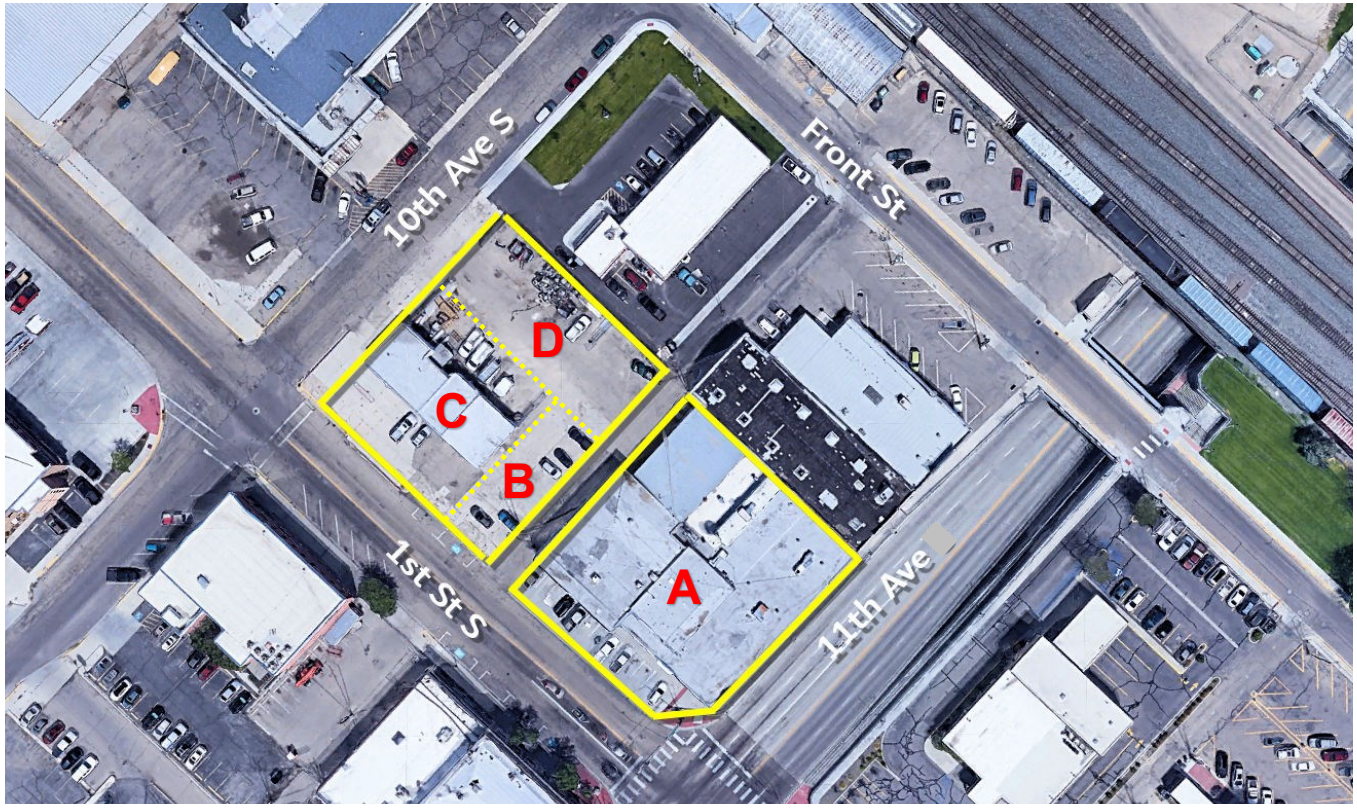
Vacant Warehouse (+/-3,060 SF)
Warehouse lot and parking lot totaling +/-0.310 acres or +/-13,504 SF

D-16 10TH AVENUE SOUTH

Yard (+/-7,840 SF)
+/-0.180 acre yard or +/-7,840 SF

COMMENTS

- Strategic block in Downtown Nampa Historic District just off of 11th Avenue S
- Good access and visibility from 11th Avenue in the heart of Downtown Nampa
- Retail, shop and warehouse tenant will stay for a negotiable term; rate TBD
- Retail, shop, warehouse and office space could be a continued use or conversion to another commercial use allowed in the HD zone



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File 4967 / 20210209

The above is provided by the Owner. Arthur Berry & Company makes no representation as to its completeness and accuracy. Price and terms subject to change at Owner's discretion.

COMMERCIAL BLOCK IN HISTORIC DOWNTOWN NAMPA

1012, 1014 and 1020 1st Street South and 16 10th Avenue South - Nampa, Idaho

1 Rollerdrome Skating Rink 2 Sheppard-Wood Distributors 3 Quality Alignment Mechanical 4 Nampa Chamber of Commerce 5 Nampa Public Library
6 Nampa Police Department 7 LeBaron's Honker Café 8 Messenger Pizza 9 Canyon County Historical Nampa Train Depot 10 Canyon Pools & Spa
11 Pro People Staffing 12 Larry's Sporting Goods 13-Uria Auto Body 14 Today's Dentistry of Nampa 15 Fisher Dentistry 16 Bella Hair & Nail Salon
17 Grace Episcopal Church 18 Ruben's Body Shop 19 Forage Genetics International 20 Temptation Tatoo 21 Caliber Collision 22 Whit's Auto Repair

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