

RETAIL BUILDING FOR SALE 6 N. MAIN STREET

Payette, ID 83661



ECONOMIC DATA

SALE PRICE: \$667,000

PROPERTY INFORMATION

COUNTY: Payette

BUILDING DATA

TOTAL BLDG. SF: 10,750 SF

LOT SIZE: 0.19 AC

YEAR BUILT: 1920

ZONING: C-1

LISTING DATA

AVAILABLE SF: 10,750 SF

OFFICE SF: Basement, main floor & upper floor

PROPERTY OVERVIEW

Lee & Associates is pleased to present a massive 10,750 SF commercial building in the heart of Downtown Payette, offering unparalleled potential and flexibility for an owner-user or value-add investor.

PROPERTY HIGHLIGHTS

- Expansive Space:** Highly versatile three-story layout (basement, main, and upper floor) perfect for retail, creative office, entertainment, or mixed-use conversion
- Open Floor Plan:** Features highly desirable open floor plan on all levels, providing maximum design flexibility and minimal structural constraints for build-out
- Logistics Ready:** Includes valuable rear access for shipping and receiving with a dedicated dock-high door, a feature hard to find in a downtown retail core plus, a decommissioned freight elevator
- Investment Upside:** An incredible value-add opportunity for repositioning, or an ideal location for a large owner-user looking for a flagship location
- Premier Location:** Prominent Main Street visibility with convenient street parking for customers

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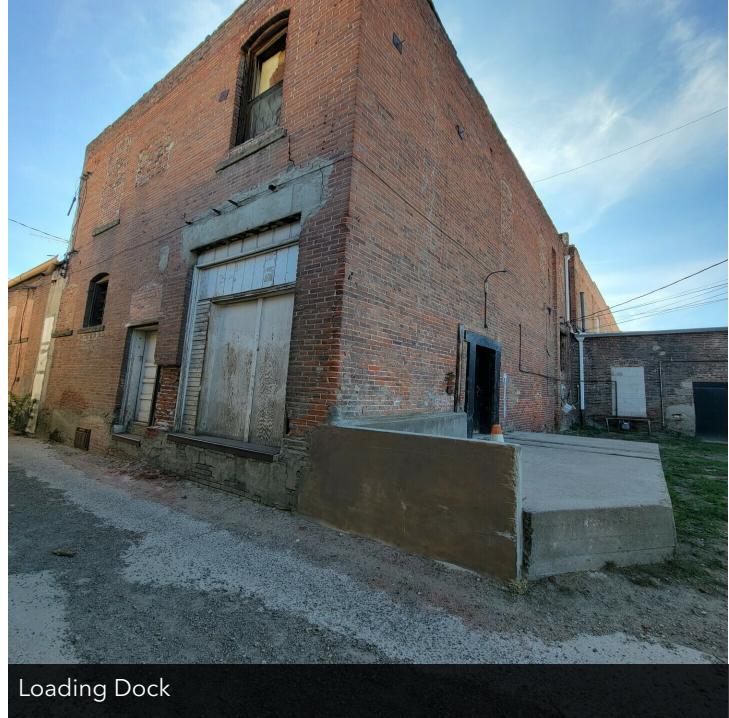
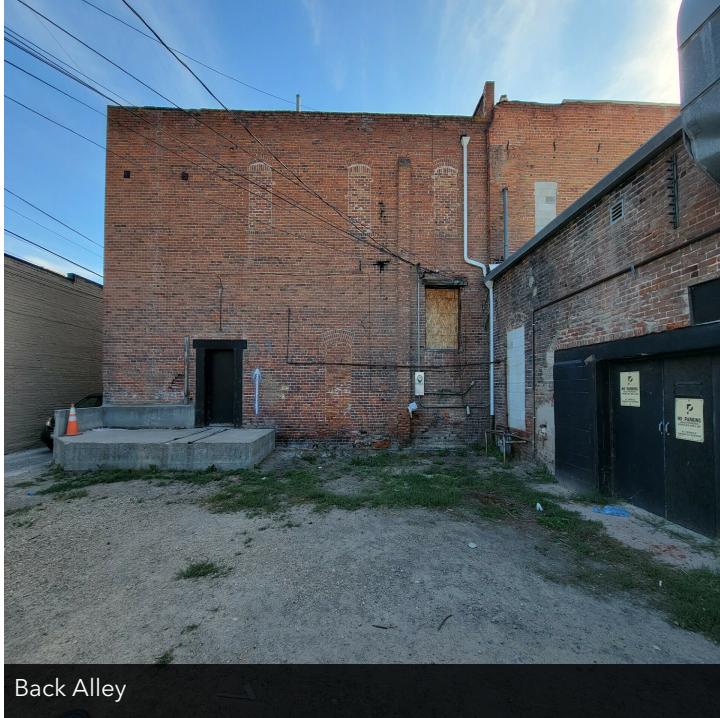
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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



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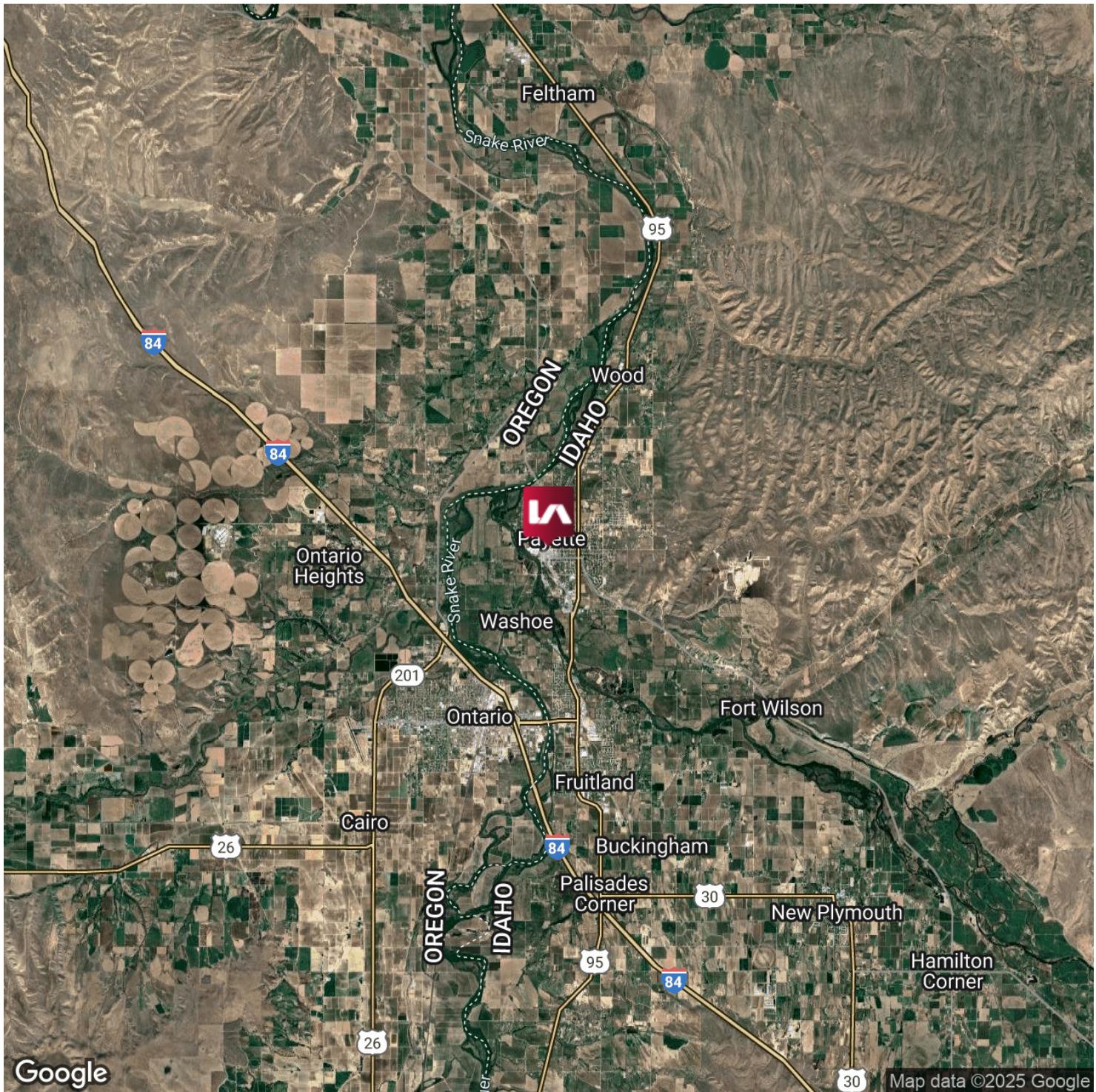
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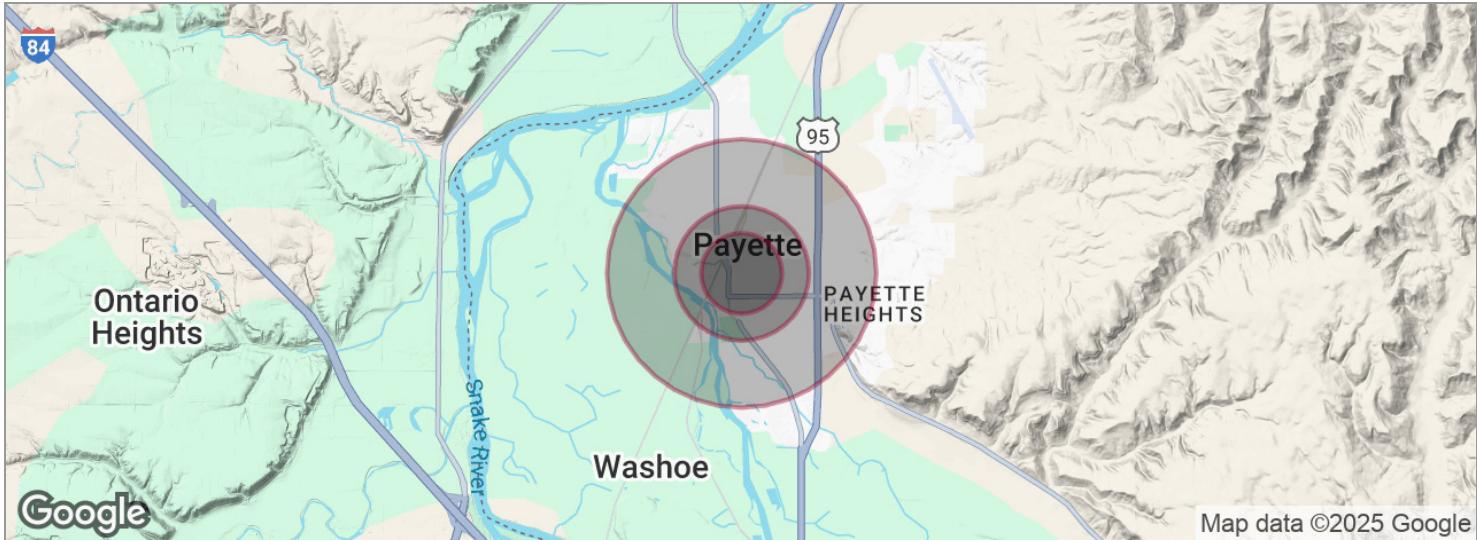
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	842	2,105	6,313
Median age	39	40	40
Median age (Male)	37	38	39
Median age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	340	830	2,426
# of persons per HH	2.5	2.5	2.6
Average HH income	\$65,240	\$70,433	\$75,433
Average house value	\$277,701	\$293,932	\$322,293

* Demographic data derived from 2020 ACS - US Census

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