

45 North Commercial Street, Glens Ferry, ID 83623



FOR SALE & LEASE

GREGG DAVIS

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 SP32434, Idaho

PROPERTY DESCRIPTION

Iconic building in Glenn's Ferry's downtown core. The property consists of 6 city lots and has huge potential for future redevelopment or additional buildings being built. The two story brick building has lived many lives in its 120+/- year history. Make this piece of history your own. Glenn's Ferry hosts thousands of visitors every year for recreation, fishing, boating, hunting, wine tasting, camping, visiting the Three Island Crossing State Park, and much more. The two smaller spaces have seen many uses over the years as well, including a bank, a butcher shop, a gift store, office and much more.

LOCATION DESCRIPTION

Located in the heart of Glenn's Ferry's historic downtown core. These six city lots are situated on a hard corner of Idaho and Commercial Streets. Excellent access, parking, and visibility.

SUMMARY

Price: \$485,000

Building SF: 10,000+/-

Lot Size: 0.48 Acres

Lease Rate: Contact Agent

Year Built: 1900+/-

Zoning: CITY



Location & Highlights

45 N Commercial Street - Glenn's Ferry



LOCATION INFORMATION

Building Name: 45 N Commercial Street - Glenn's Ferry
Street Address: 45 N Commercial Street
City, State, Zip: Glenn's Ferry, ID 83623
County: Elmore
Market: Glenn's Ferry
Sub-market: Downtown
Cross Streets: Idaho and Commercial

LOCATION OVERVIEW

Glenn's Ferry is situated along the North banks of the Snake River in Southern Idaho. The region is mostly agricultural, with many eco-tourism businesses and industries thriving in the area. Wineries line the south facing slopes to take advantage of the excellent soil, temperate climate, and warm summer sun to sweeten the fruit. Boaters, fishermen, floaters, rafters, and many others flock to the river for recreation and to cool off in the hot summer. Hunters, snowmobilers, skiers, hikers, and bikers alike use Glenn's Ferry as a starting point for their adventures. Ranching, farming, and dairy farms are some of the main agricultural industry employers in the region and provide much of the dairy, beef, grains, and potatoes for the rest of the state and region.

PROPERTY HIGHLIGHTS

- 10,000 +/- sf of existing building
- 6 City Lots equaling .482 +/- acres
- Located in historic downtown core
- Many potential options for use
- Two smaller spaces have been remodeled and are ready to be occupied
- Potential for as much as \$2,000 of monthly income while you remodel the larger brick building to fit your vision.
- Surface parking is all concrete for great durability
- Potential for future redevelopment of the 6 lots
- Two remodeled spaces include new HVAC (mini-split units for excellent comfort)

Property Photos

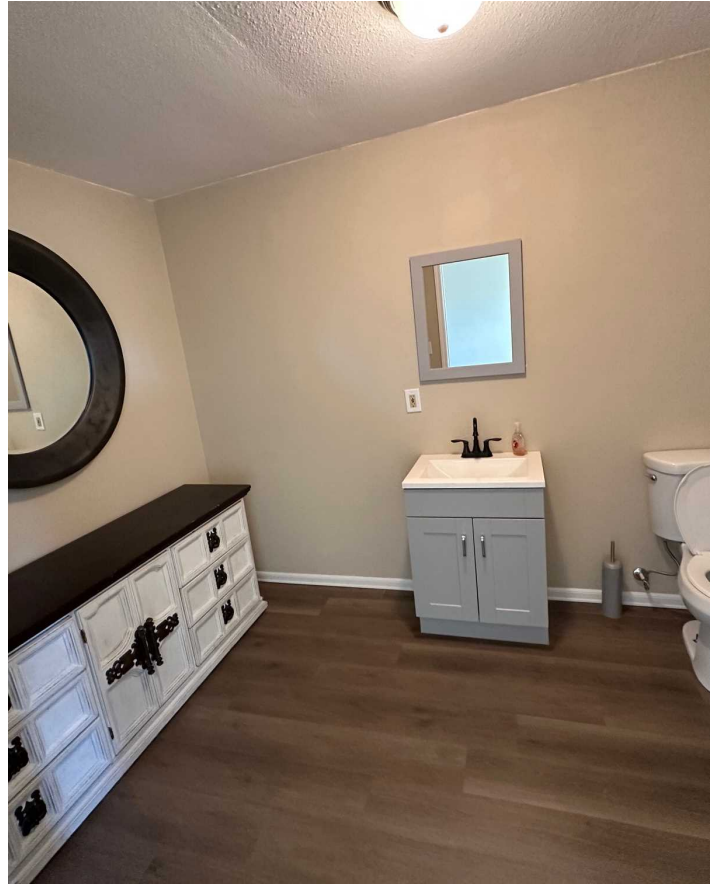
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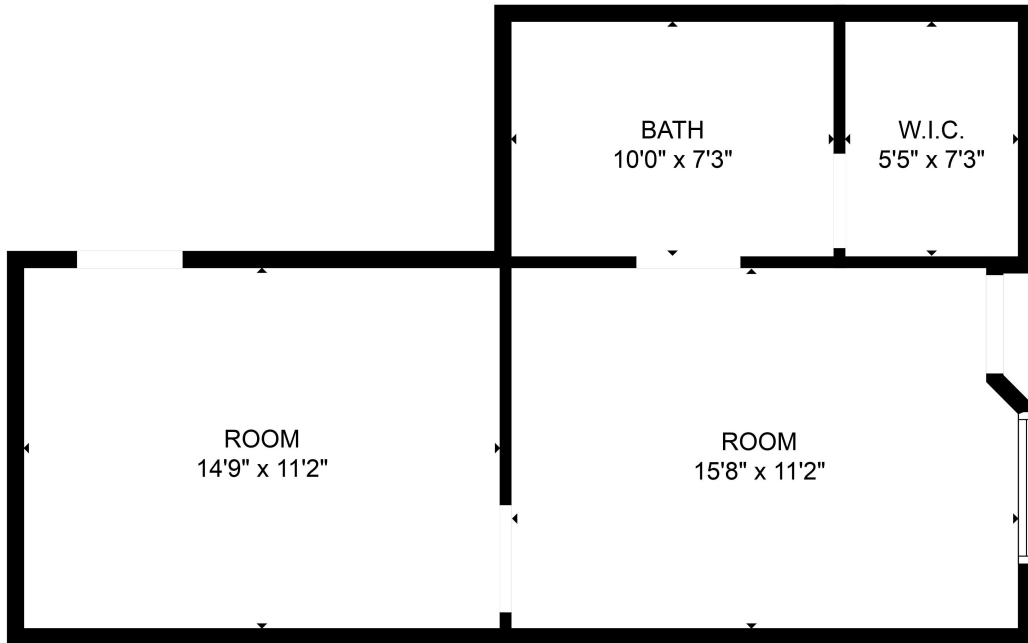
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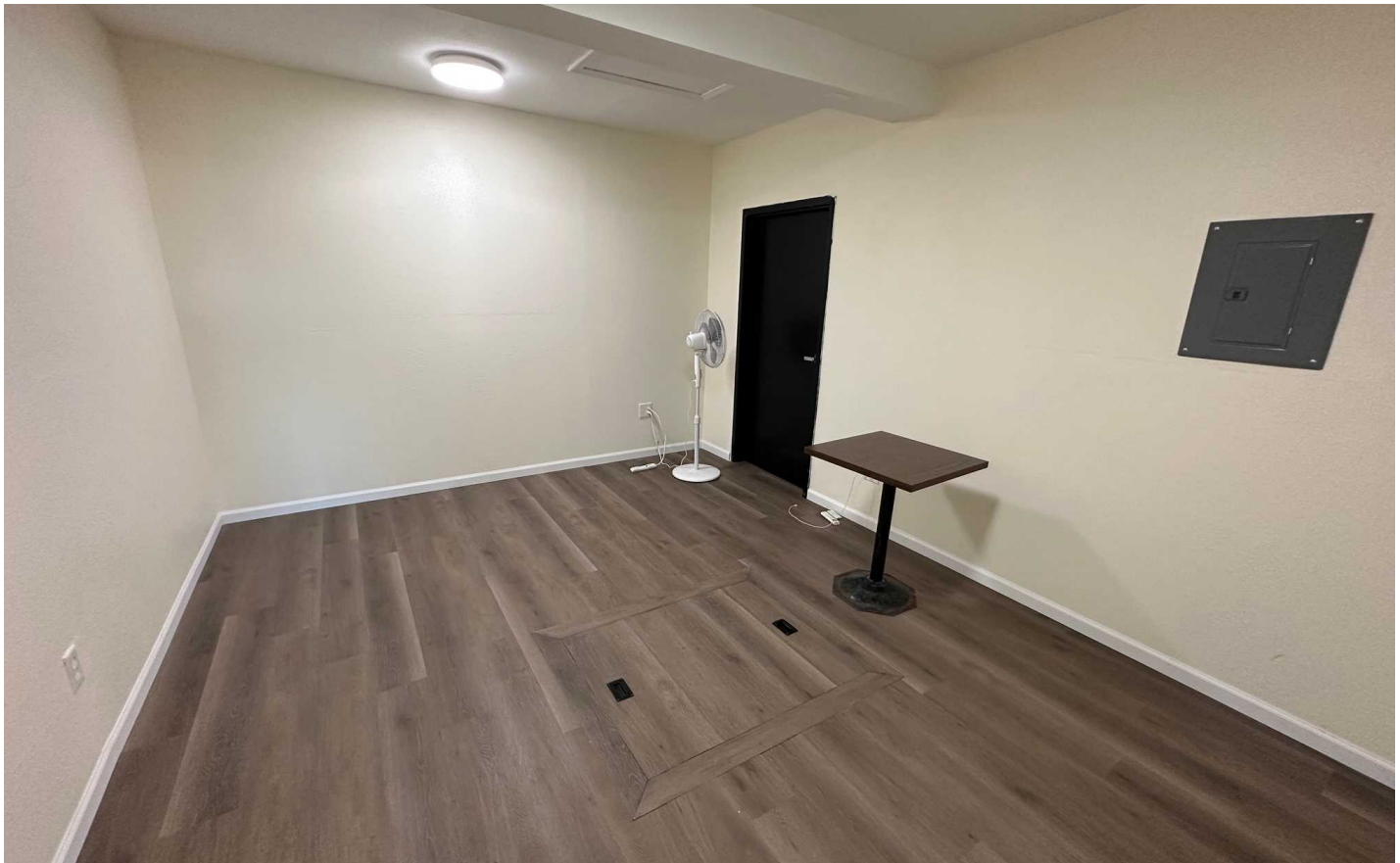
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Floor Plan - 20 W Idaho Street

Glenn's Ferry



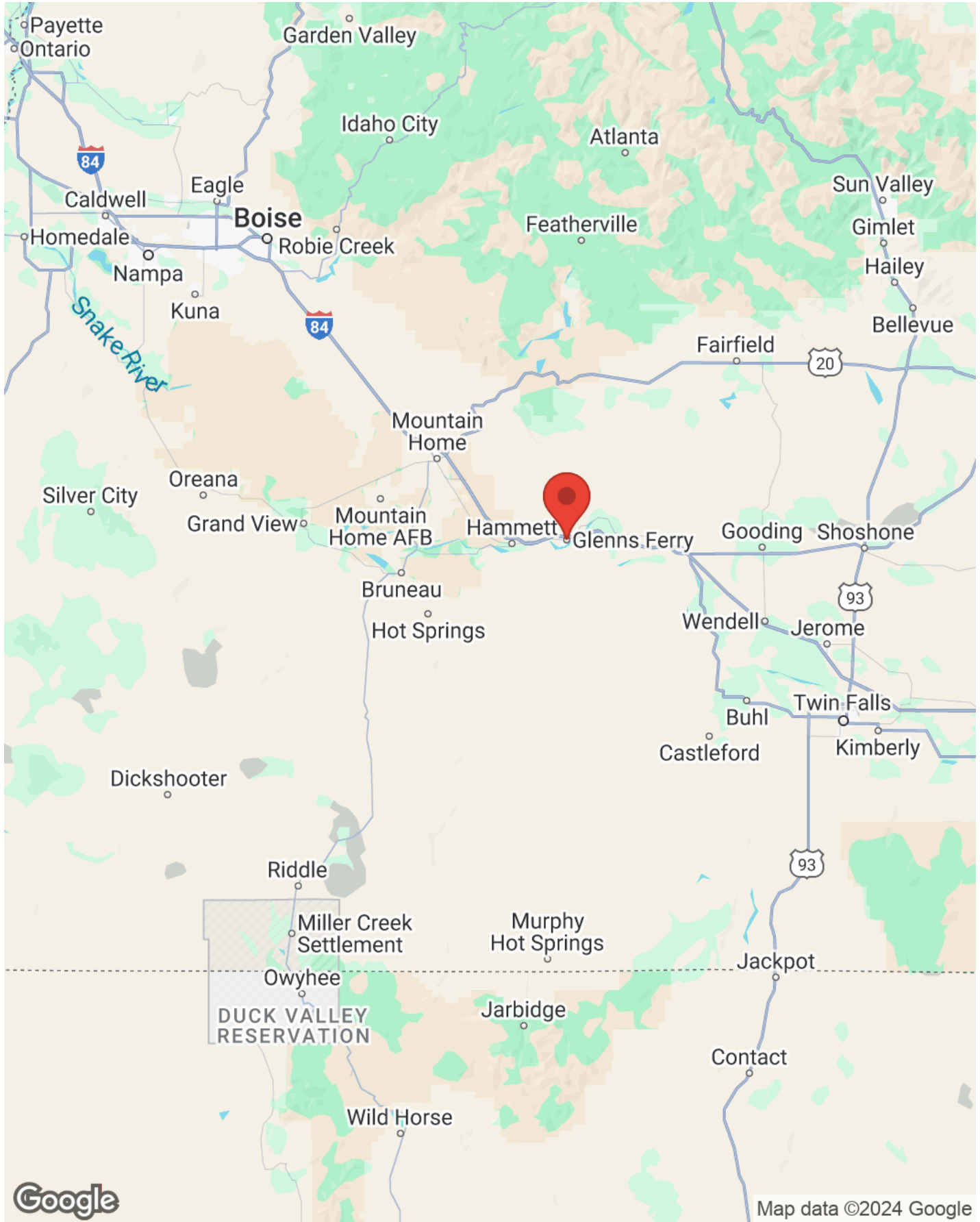
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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Regional Map

45 N Commercial Street - Glenn's Ferry



Demographics

45 N Commercial Street - Glenn's Ferry



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	N/A	488	488	Median	N/A	\$35,315	\$35,315
Female	N/A	442	442	< \$15,000	N/A	41	41
Total Population	N/A	930	930	\$15,000-\$24,999	N/A	73	73
				\$25,000-\$34,999	N/A	85	85
				\$35,000-\$49,999	N/A	78	78
				\$50,000-\$74,999	N/A	65	65
				\$75,000-\$99,999	N/A	26	26
				\$100,000-\$149,999	N/A	25	25
				\$150,000-\$199,999	N/A	N/A	N/A
				> \$200,000	N/A	1	1
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	313	313	Total Units	N/A	717	717
Ages 15-24	N/A	176	176	Occupied	N/A	585	585
Ages 25-54	N/A	216	216	Owner Occupied	N/A	391	391
Ages 55-64	N/A	75	75	Renter Occupied	N/A	194	194
Ages 65+	N/A	150	150	Vacant	N/A	132	132
Race	1 Mile	3 Miles	5 Miles				
White	N/A	664	664				
Black	N/A	N/A	N/A				
Am In/AK Nat	N/A	13	13				
Hawaiian	N/A	N/A	N/A				
Hispanic	N/A	244	244				
Multi-Racial	N/A	506	506				