



MLS #	<b>98963676</b>	Price	<b>\$399,000.00</b>
Class	<b>Business/Commercial</b>	Status	<b>Active</b>
Type	<b>Commercial</b>	# Units	<b>4</b>
Area	<b>Payette - 1750</b>	# Parking	
Address	<b>16 N Main St</b>	Land Use	
		Age	
City	<b>Payette</b>		
Zip	<b>83661-0000</b>		

#### REMARKS

This commercial building located in downtown Payette offers the best of both worlds! It

Map: [M](#) Documents: [D](#)



#### GENERAL

Listing Date	<b>10/2/2025</b>	Unit #	NetSqFt	Monthly Rent	Lease Expires
DOM	<b>104</b>	1		<b>800</b>	
Lot Size	<b>145 X 30</b>	2		<b>750</b>	
# Acres	<b>0.10</b>	3		<b>795</b>	
Land Size	<b>Sm Lot 5999 SF</b>	4		<b>1,100</b>	<b>4/30/2026</b>
County	<b>Payette</b>	5			
Virtual Tour		Expenses			
Improv. Dist?		Hazard Ins.	Reserves	Vacancy/Credit Loss	
Fenced		Manager	Utility Exp	Gross Operating Income	
Flood Ins Req?		Maintence	Other Exp	Total Annual Expenses	
Gas Available?				Annual Net Operating Inc.	
Completion				(Gross Income Less Expenses)	
Non-Qualify?					
Sale/Rent	<b>For Sale</b>				
Zoning					
Real Estate Included					
Directions					
Legal					

#### FEATURES

AIR COND	<b>Central Air, Window/Wall</b>	HEATING	<b>Forced Air, Gas</b>	ROOF	<b>Flat</b>
FLOOR CONST	<b>Wood</b>	LEASE TYPE		SEWER	<b>Yes Connected</b>
FOR LEASE				SHOWING	
FOR SALE		POWER	<b>220 Volt</b>	WATER	<b>City Service</b>
CONSTRUCTION	<b>Brick, Frame, Masonry</b>				

DOCS ON FILE **Survey/Plat, Property Disclosure, Lead Based Paint Discl, Lengthy Legal Description**

STRUCTURE FEAT

TERMS **Cash, Conventional**

BUSINESS TYPE

#### FINANCIALS

Financing Rmrks		<b>SOLD INFORMATION</b>		
Assumable?		Closing Date		
Real Prop Tax	<b>2,550</b>	Sold Price		
Pers Prop Tax		Sold Prc/SQFT		
Parcel #	<b>P12700010040</b>	In Foreclosure?	<b>No</b>	
		Short Sale?	<b>Yes</b>	