

# FOR SALE



## RETAIL BUILDING

2 South Division Street – Kellogg, ID 83837

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**KIEMLE**  
HAGOOD



# OFFERING SUMMARY

FOR SALE

2 South Division Street – Kellogg, ID 83837

**Purchase Price:** \$395,000  
**Address:** 2 South Division Street  
**City, State, Zip:** Kellogg, Idaho 83837  
**Parcel Number:** RPD15000020150A  
**Building Size:** ±3,477 SF  
**Lot Size:** ±0.233 AC

## BUILDING DETAILS

- 2 Dock High Doors
- Kitchenette
- 2 Restrooms
- Open Space
- Office
- Back Deck

## IMPROVEMENTS

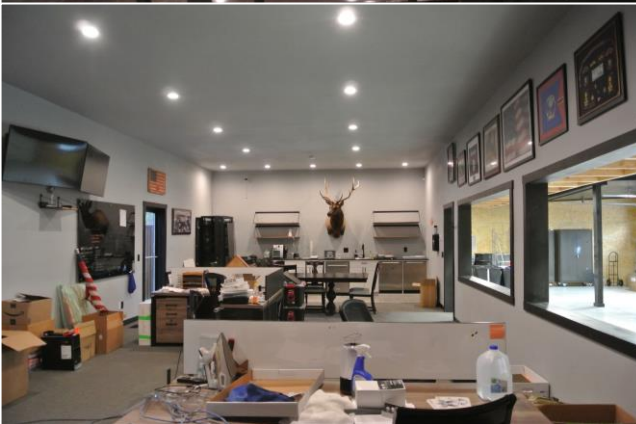
- HVAC Updated (2021)
- Plumbing Updates (2021)
- Partial Electrical Updates (2021)
- 2 New Restrooms (2021)
- Kitchenette (2021)
- Updated Flooring, OBS, Sheetrock & Paint (2021)
- New Roof (2023)









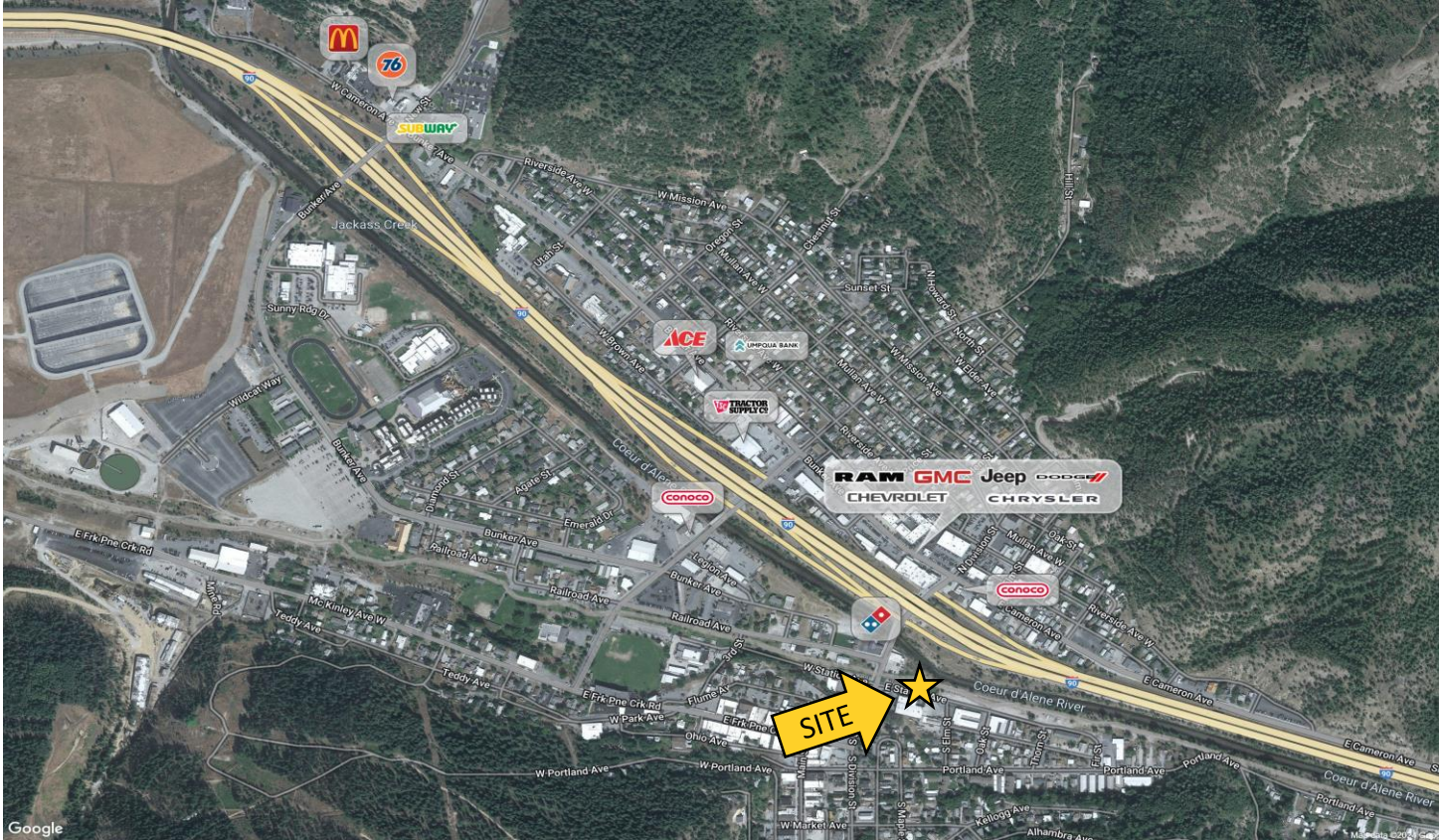




# DEMOGRAPHICS & TRAFFIC COUNTS

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## NEARBY BUSINESSES

- Casa De Oro
- Dave Smith Motors
- Domino's Pizza
- Humdinger Drive In
- Kellogg Super Stop
- Les Schwab
- NAPA Auto Parts
- Prospect Fitness
- The Bean
- Yoke's Foods



## DEMOGRAPHICS

	1MILE	3MILES	5MILES
POPULATION 2024	2,792	4,026	5,058
PROJ POPULATION 2029	3,129	4,502	5,674
AVERAGE HHI	\$61,382	\$59,167	\$60,269
MEDIAN HHI	\$38,740	\$39,156	\$41,744
MEDIAN AGE	39.6	39.5	40.7
DAYTIME DEMOS	2,470	3,338	3,895



## TRAFFIC COUNTS

S DIVISION STREET  
 ±1,737 ADT  
 INTERSTATE 90  
 ±14,940 ADT



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