

INDUSTRIAL PROPERTIES FOR SALE OR LEASE

244 & TBD Industrial Loop, McCall, ID 83638



224

TBD

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

EXECUTIVE SUMMARY

Lee & Associates is pleased to present an exceptional commercial real estate opportunity in McCall, ID, featuring two versatile parcels available for purchase together or separate. Situated in McCall's industrial park, this prime location offers unparalleled accessibility and visibility. The property includes a 0.47-acre lot available for lease or for sale, zoned for industrial use, with a 3,360-square-foot building constructed in 1992. The building boasts three oversized bay doors, a concrete floor, three-phase power, loft space for additional storage or workspace, a dedicated office area, and a private restroom. Additionally, an adjacent 0.38-acre lot zoned for industrial use is available for purchase either together with the main lot or separately.

PROPERTY HIGHLIGHTS

- » Can be sold together or separate
- » Ample storage & workspace
- » Priced below replacement cost
- » Excellent opportunity for both developers & owner-users



PROPERTY HIGHLIGHTS

224 & TBD INDUSTRIAL LOOP

SALE PRICE	\$1,840,000	TOTAL SITE SIZE	0.85 AC
TOTAL BLDG. SIZE	3,360 SF	ZONING	Industrial

224

SALE PRICE	\$1,260,000
LEASE RATE	\$16/SF + NNN
SITE SIZE	0.47 AC
BLDG. SIZE	3,360 SF
PARCEL	RPM03780000110

- » 3 Service bays (14' x14')
- » Metal construction
- » 3-Phase Electric
- » Concrete Floor
- » Private office
- » Loft Area

TBD - Vacant Land

SALE PRICE	\$580,000
SITE SIZE	0.38 AC
PARCEL	RPM0378000012A

- » Industrial zone
- » Corner lot
- » Development potential
- » Site has access to city sewer and power



PAYETTE LAKE
7 MIN. | 2.9 MI.

DOWNTOWN MCCALL
4 MIN. | 2.0 MI.

Boydstum St.

Industrial Loop



AREA ANALYTICS

POPULATION

	2-MILE	4-MILE	6-MILE
2023 Population	2,549	5,612	7,086

INCOME

	2-MILE	4-MILE	6-MILE
2023 Average Household Income	\$102,300	\$101,283	\$101,103

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2023 Total Households	1,123	2,455	3,059

LABOR FORCE

	2-MILE	4-MILE	6-MILE
Civilian Labor Force	1,309	2,914	3,546

KEY INDUSTRIES

OF EMPLOYEES

Health Care & Social Assistance
Construction
Public Administration
Accommodation & Food Services
Retail Trade

VALLEY COUNTY OVERVIEW



11,830
2022 POPULATION



48.9
2022 MEDIAN AGE



\$72,878
2022 MEDIAN
HOUSEHOLD INCOME



\$471,000
2022 MEDIAN
PROPERTY VALUE

In 2022, Valley County, ID had a population of 11.8k people with a median age of 48.9 and a median household income of \$72,878. Between 2021 and 2022 the population of Valley County, ID grew from 11,476 to 11,830, a 3.08% increase and its median household income grew from \$67,528 to \$72,878, a 7.92% increase.

AREA OVERVIEW

MCCALL, IDAHO

McCall is a picturesque mountain town located approximately 100 miles north of Boise, set along the serene shores of Payette Lake. Surrounded by the rugged beauty of the Payette National Forest, McCall has grown from its origins as a logging community into a popular year-round destination for outdoor enthusiasts. The town is particularly known for its vibrant winter season, with Brundage Mountain Resort offering some of the best skiing and snowboarding in the region. The annual McCall Winter Carnival, a beloved tradition since 1965, draws thousands of visitors with its elaborate ice sculptures, festive parades, and a variety of winter activities that showcase the town's lively community spirit.

In the summer, McCall transforms into a hub for water sports, hiking, and mountain biking. Payette Lake becomes the centerpiece of summer activities, with opportunities for boating, fishing, and swimming in its crystal-clear waters. The surrounding forests and mountains offer endless trails for outdoor exploration, with Ponderosa State Park being a highlight for both its accessible nature trails and its more challenging hikes with breathtaking views. McCall's small-town charm is evident in its cozy lodges, local eateries, and unique shops, making it an ideal getaway for those seeking both adventure and relaxation amidst Idaho's stunning natural landscapes.



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 244 Industrial Loop, McCall, ID 83638 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





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FOR MORE INFORMATION, PLEASE CONTACT

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