

Mixed Use For Sale

Drastic Price Improvement!

401 Main Street Caldwell, ID 83605
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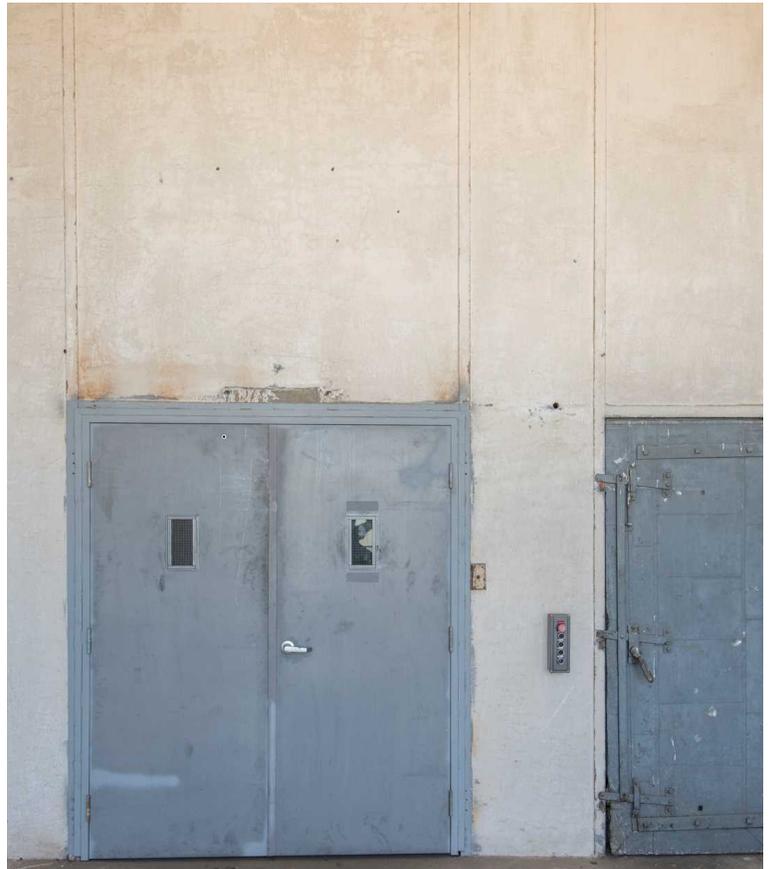
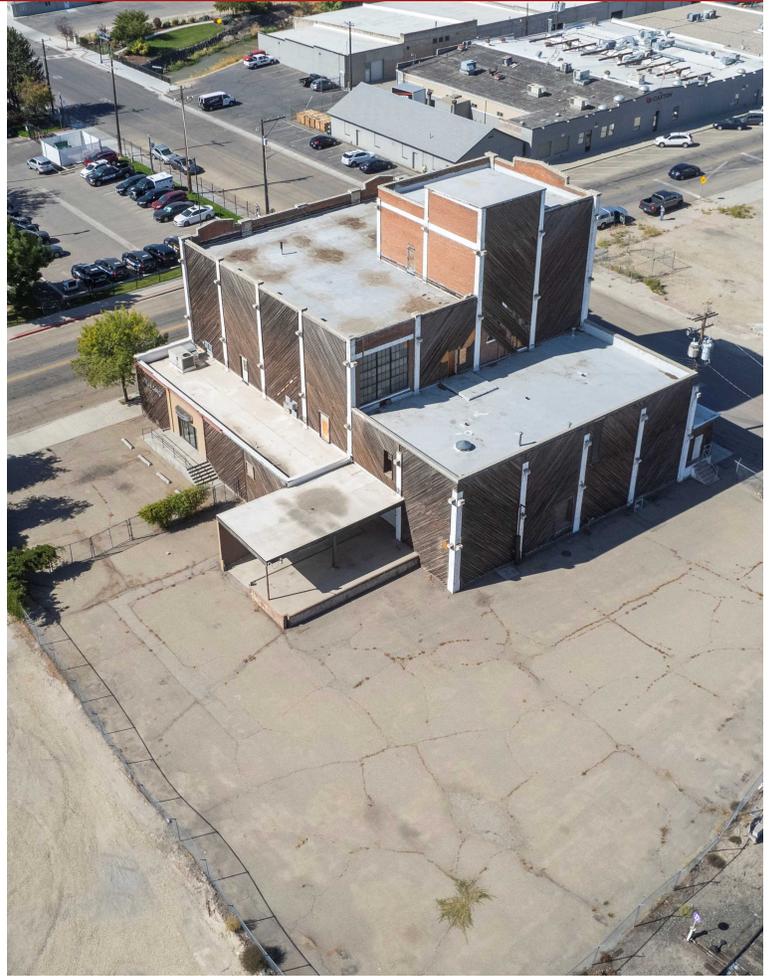


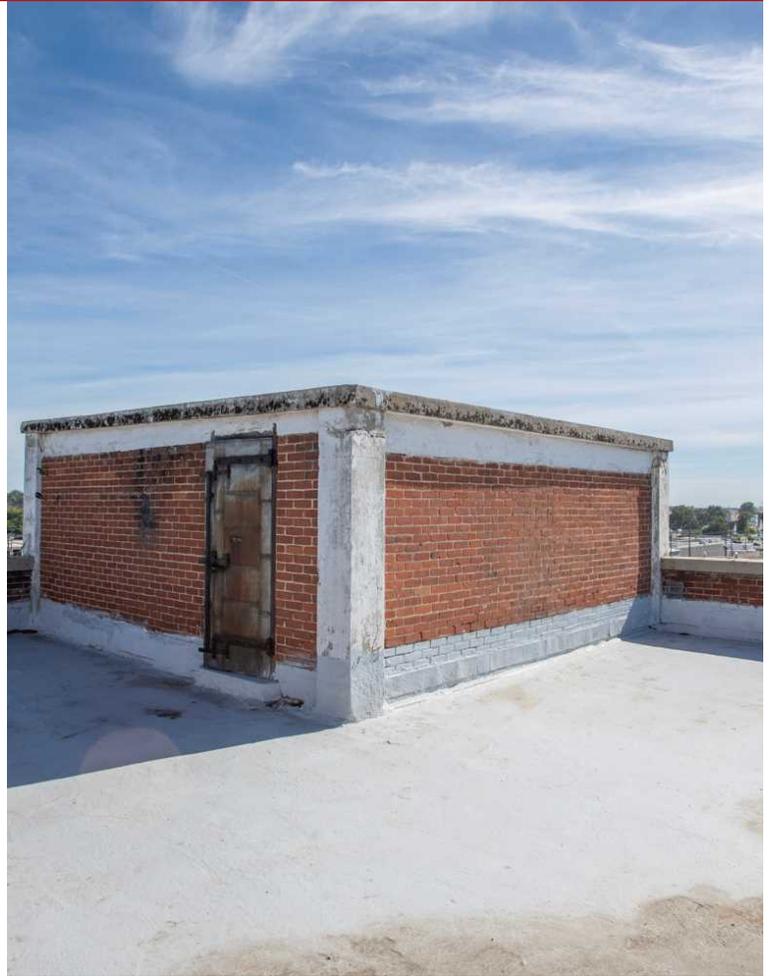
Property Highlights

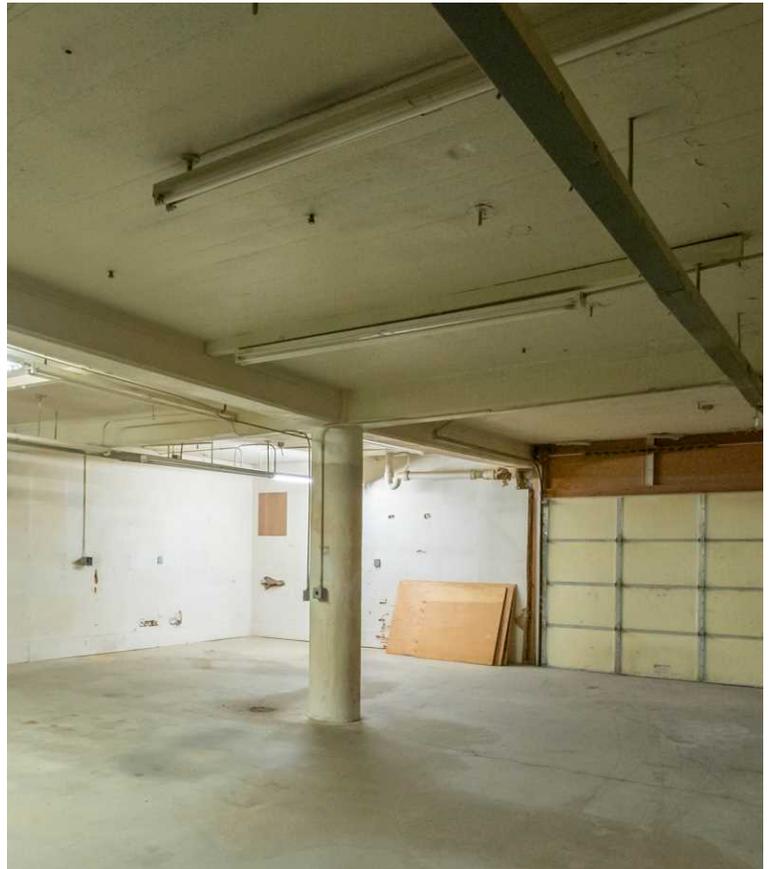
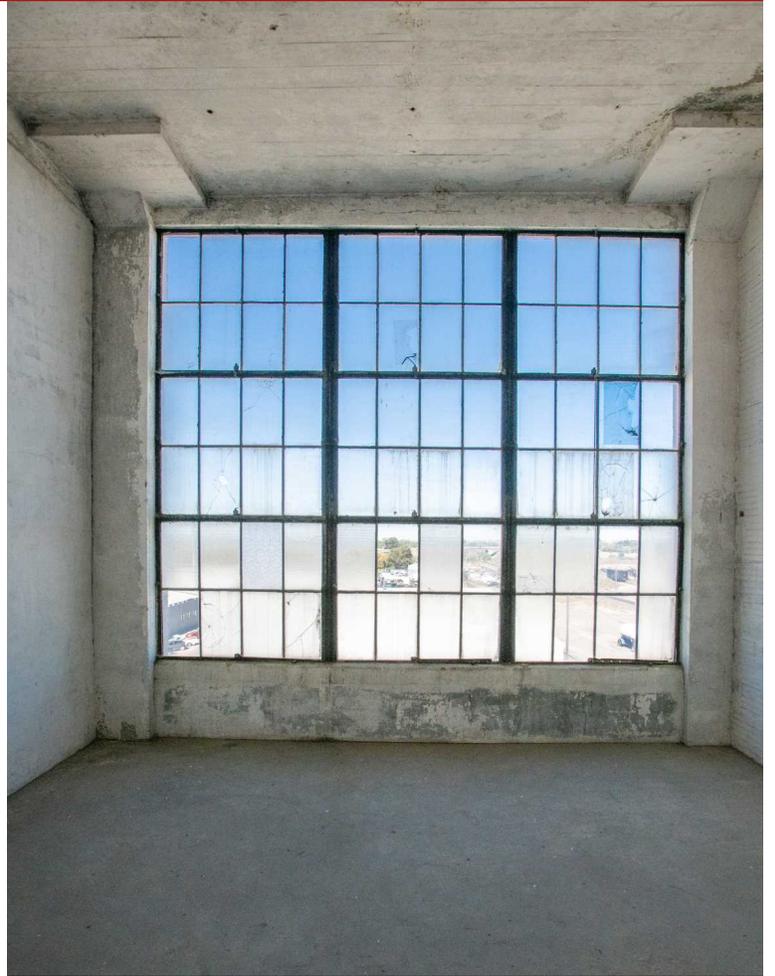
- Sale Price: 2,900,000
- Building Size: 23,652 SF
- Lot Size: .41
- Zoning: CC
- Freestanding retail, office, light industrial, multifamily opportunity
- Located just 3 minutes from I-84 access and 2 blocks from Indian Creek Plaza
- Fantastic views
- Ample parking
- Roof replaced in 2022
- 800 AMP 3 Phase 240V
- Desirable setting close to restaurants, shopping and other services
- City of Caldwell Incentives Available

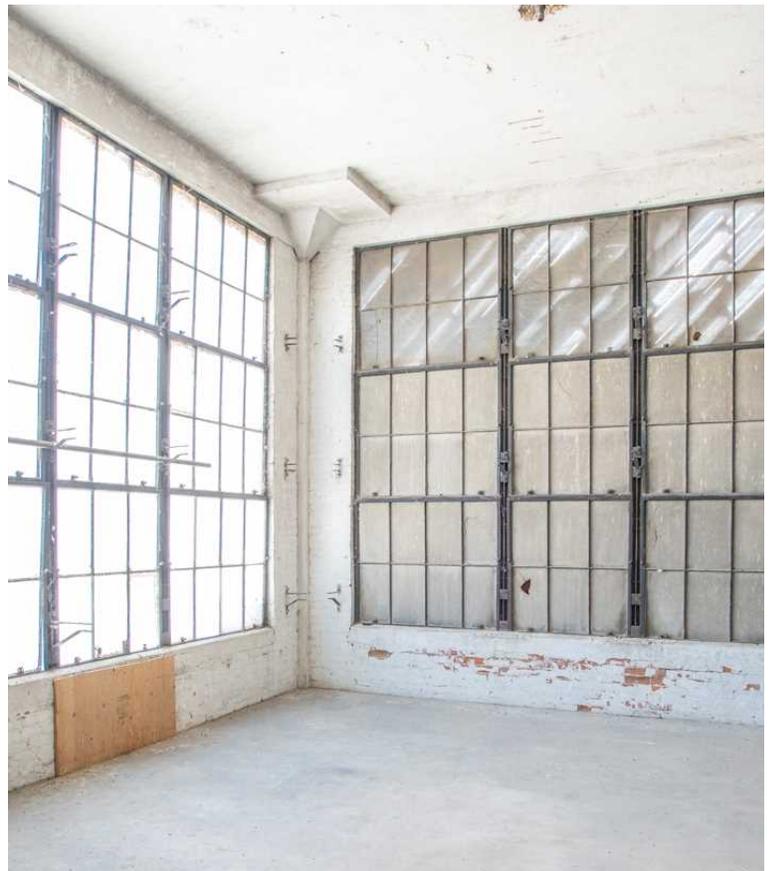
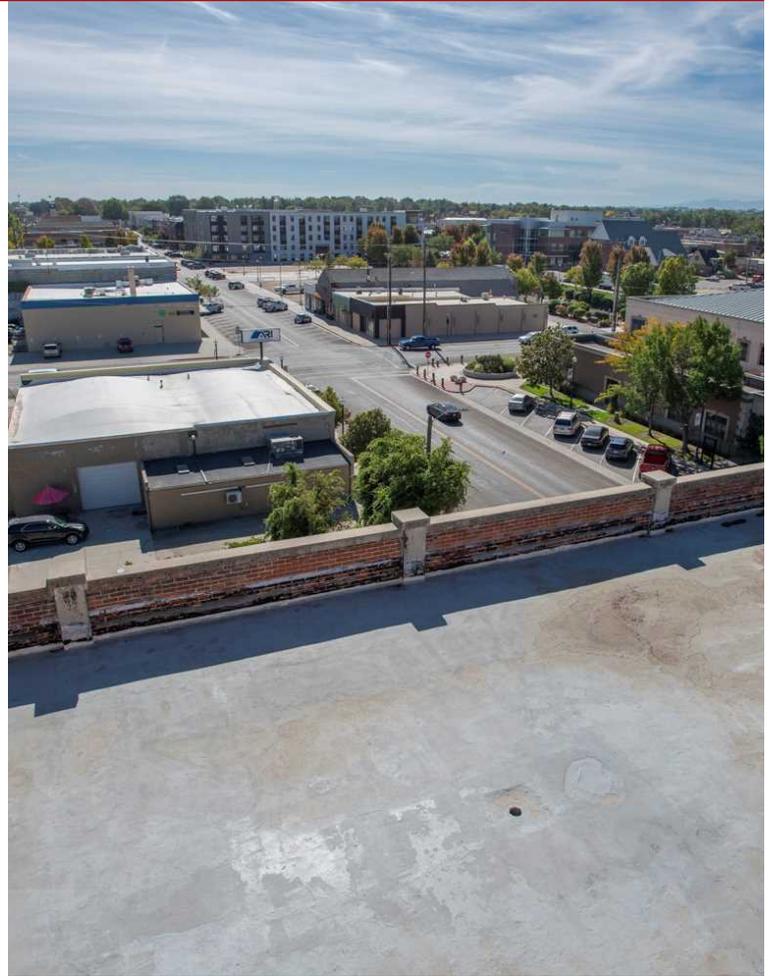
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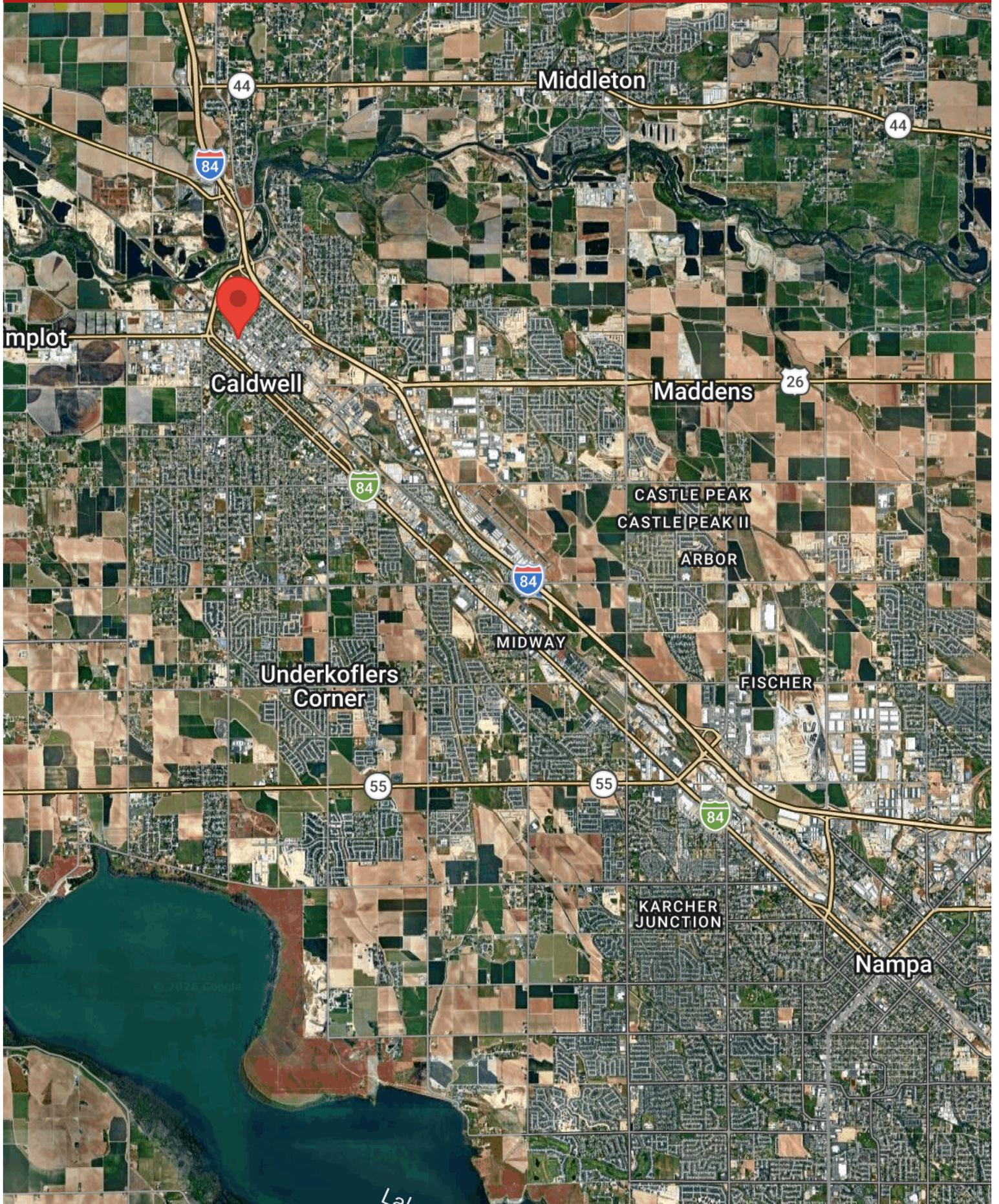
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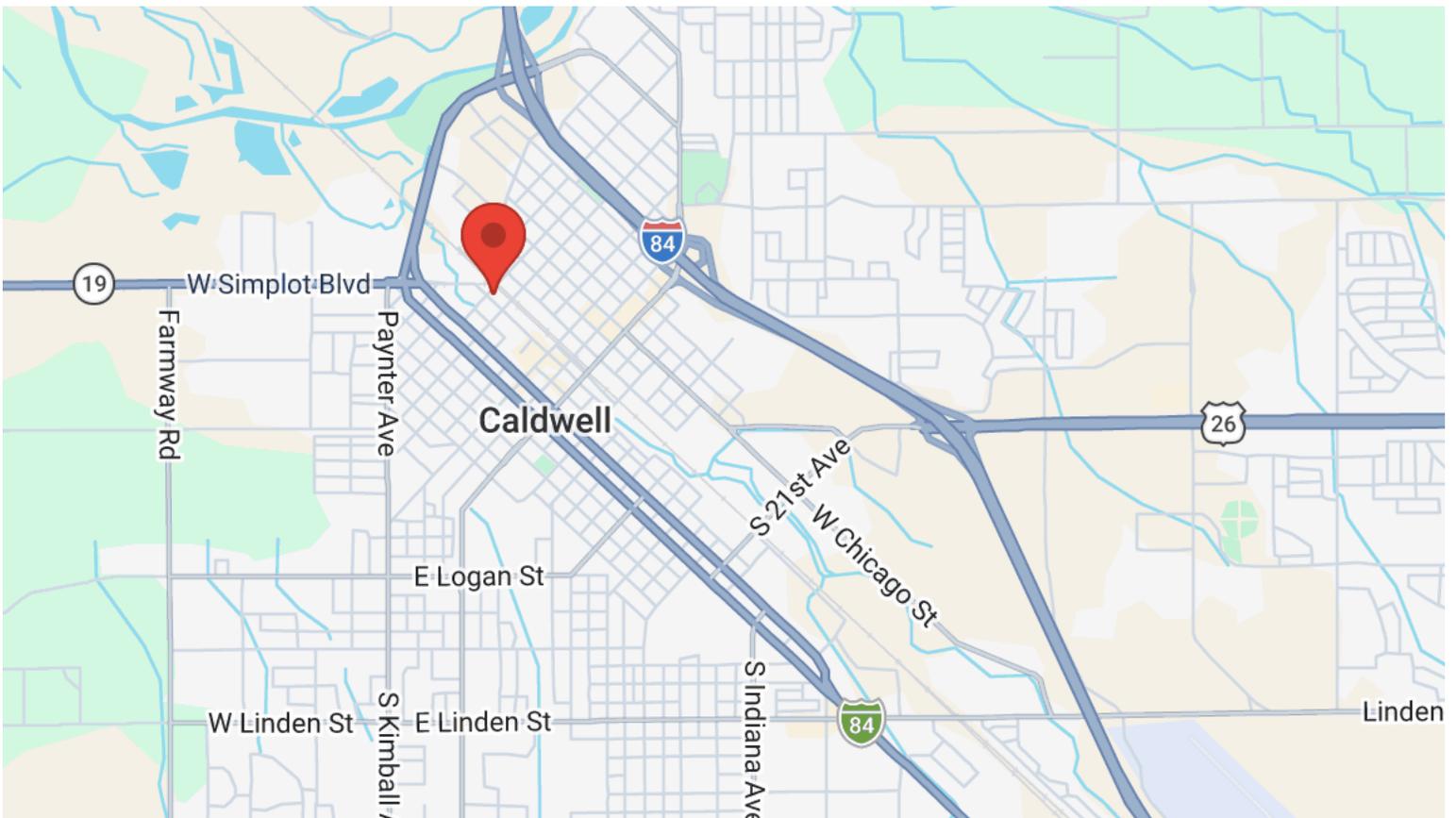




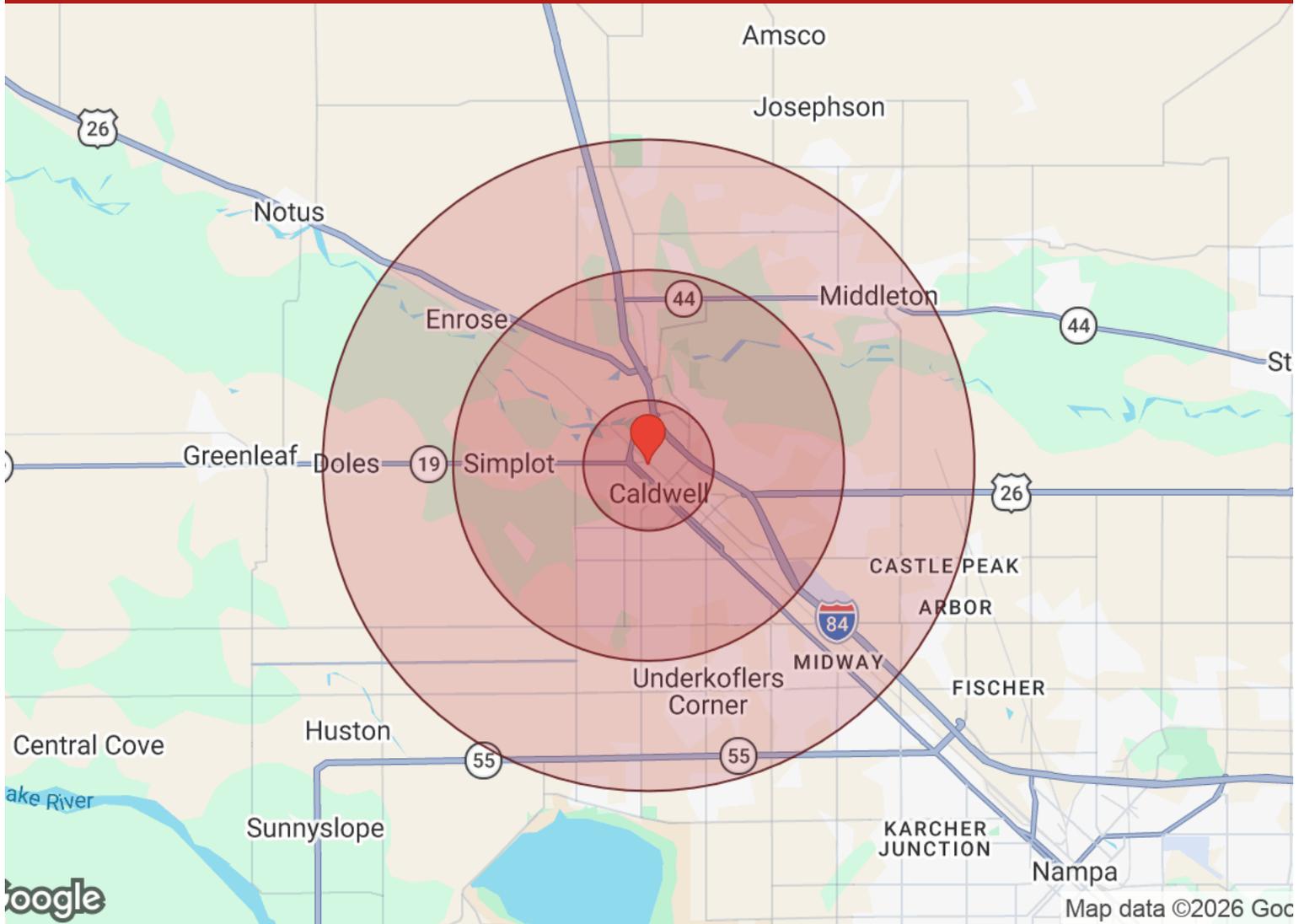












Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,059	21,145	43,829
Female	3,747	20,004	42,727
Total Population	7,805	41,149	86,556

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	5,091	27,463	58,148
Black	51	342	831
Am In/AK Nat	30	132	260
Hawaiian	5	41	87
Hispanic	2,363	11,620	23,812
Asian	58	424	978
Multiracial	185	967	2,216
Other	21	160	225

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,229	15,474	31,148
Occupied	2,983	14,418	29,177
Owner Occupied	1,308	9,112	20,757
Renter Occupied	1,675	5,306	8,420
Vacant	246	1,055	1,971

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,613	8,584	18,617
Ages 15 - 24	1,281	6,426	12,786
Ages 25 - 54	3,073	15,681	34,853
Ages 55 - 64	779	4,362	8,609
Ages 65+	1,058	6,095	11,691

Income	1 Mile	3 Miles	5 Miles
Median	\$47,979	\$60,892	\$69,997
Under \$15k	339	1,114	2,030
\$15k - \$25k	358	1,522	2,170
\$25k - \$35k	398	1,374	2,045
\$35k - \$50k	486	2,004	3,631
\$50k - \$75k	565	2,826	5,900
\$75k - \$100k	360	2,112	4,589
\$100k - \$150k	281	2,467	5,963
\$150k - \$200k	125	648	1,731
Over \$200k	71	351	1,117