

INDUSTRIAL PROPERTY FOR SALE

4799 Cascade Rd., Emmett, ID 83617

STORAGE SHOPS

MAIN BUILDING



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

MIKE HICKS

Associate

208.818.6803

mikeh@leeidaho.com

NICK PROVENZANO, SIOR

Principal

208.370.4510

nickp@leeidaho.com

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 4799 Cascade Rd., Emmett, ID 83617 (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.



PROPERTY DETAILS

SALE PRICE \$1,500,000

MAIN BUILDING SIZE 3,120 SF

(4) STORAGE SHOPS 1,200 SF Each

TOTAL RSF 7,920 SF

SITE AREA 2.57 AC

COUNTY Gem

MARKET Emmett

LOADING Grade Level Doors

ZONING M2 Heavy Industrial

PARCEL RPC9490A010010



EXECUTIVE SUMMARY

Lee & Associates is pleased to present a versatile multi-tenant property on 2.57 acres with Heavy Industrial zoning, suited for commercial and industrial use.

The property includes a $\pm 3,120$ sq ft main building with office space, four $\pm 1,200$ sq ft shops with two overhead doors, heating, and lighting, plus covered storage. A ± 600 sq ft apartment (built in 2003) with 1.5 bathrooms and separate access is ideal for living or rental income. Features include a fenced yard, gated entry, gravel lot, well and septic, and 3-phase, 240-volt power. Conveniently located with access to the greater Treasure Valley, this property offers flexible live/work potential.

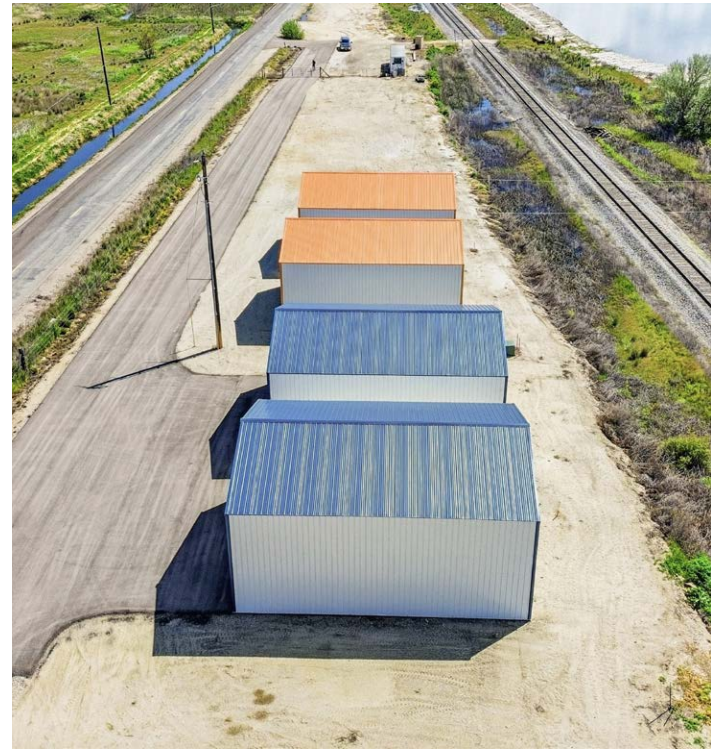
PROPERTY HIGHLIGHTS

- » 3,120 SF vacant main building with office/living quarters
- » (4) Vacant 1,200 SF storage shops
- » M2 heavy industrial - zoning
- » Owner-user opportunity
- » 3 phase, 240 volts



FLOOR PLAN







Sweet

Montour

Black Canyon

52

Plaza

Letha

Little Rock



Del Monte

Emmett

Pearl

16

Bramwell

Jenness

16

and Hollow

84

Amsco

Josephson

55

POPULATION

	2-MILE	5-MILE	10-MILE
2025 Population	5,333	14,710	20,508

INCOME

	2-MILE	5-MILE	10-MILE
2025 Average Household Income	\$76,927	\$89,884	\$95,946

HOUSEHOLDS

	2-MILE	5-MILE	10-MILE
2025 Total Households	2,013	5,526	7,478

LABOR FORCE

	2-MILE	5-MILE	10-MILE
Civilian Labor Force	2,283	6,524	9,472

KEY EMPLOYERS

	# OF EMPLOYEES
Canyon County	900+
Vallivue School District #132	900+
Caldwell School District #132	800+
West Valley Medical Center	600+
The College of Idaho	500+

GEM COUNTY OVERVIEW



21,857
2024 POPULATION



44
2024 MEDIAN AGE



\$64,605
2024 MEDIAN
HOUSEHOLD INCOME



\$428,700
2024 MEDIAN
PROPERTY VALUE

The 2026 projected population for Gem County, Idaho is 23,238. This projection assumes an annual rate of change of 2.2%, consistent with the population change from 2023 to 2024 according to the U.S. Census Bureau's 2024 Population Estimates Program.

AREA OVERVIEW

EMMETT, IDAHO

Emmett, Idaho, is a picturesque city situated along the banks of the Payette River, approximately 30 miles north of Boise in the heart of the Treasure Valley. Originally established as a hub for agriculture and fruit orchards, Emmett has grown while retaining its small-town charm and welcoming atmosphere. The surrounding landscape offers rolling farmland, scenic river valleys, and the nearby Boise and Payette Mountains, making it a haven for outdoor enthusiasts who enjoy hiking, fishing, and seasonal recreation.

The city is rich in community spirit, hosting annual events that celebrate local culture and heritage. The Emmett Cherry Festival, for example, draws visitors each summer with parades, music, and family-friendly activities, reflecting the area's deep agricultural roots. Local landmarks like the historic Emmett Train Depot and the Gem County Museum provide cultural and educational experiences, while small businesses and local markets contribute to a tight-knit, vibrant community. Despite its proximity to the growing Treasure Valley, Emmett remains a serene and scenic destination, balancing rural charm with convenient access to Boise and surrounding regions.





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FOR MORE INFORMATION, PLEASE CONTACT

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Lee & Associates Idaho LLC | 1161 W. River Street, Ste. 310 | Boise, ID 83702 | 208.343.2300 | leeidaho.com

