

COMMERCIAL LAND FOR SALE

2794 ADDISON AVE E
TWIN FALLS, ID 83301



OFFERING SUMMARY

SALE PRICE:	\$4,500,000
ACRES:	9.46+-
ZONING:	C-1/R2
TFCC WATER SHARES:	9.9
TAXES+/-:	\$2,719.98

PROPERTY OVERVIEW

One of the last remaining large commercial properties with the city limit of Twin Falls. The 9.46 +- acres has 375 feet of Addison Ave E. frontage with 7.15 +- acres zoned C-1 Commercial Zone and 2.31 +- acres of R-2 Residential Zone. This is the land only, all structures and businesses on property are excluded.

MARK E. JONES- GRI,CRS

Associate Broker, Realtor
208.308.3030



ROBERT JONES REALTY, INC.

1766 Addison Ave. E.
Twin Falls, ID 83301
208.733.0404

JULIE JONES,ABR

Associate Broker
208.404.1106

Note: This information is from sources deemed reliable and in which we believe to be correct, however Robert Jones Realty, Inc. Nor their agents assume no liability for errors or omissions therein. We make no guarantee, warranty or representation about it. Opinions, projection, assumptions or estimates are included for example only, and they may not represent current or future performance of the property. You, your tax and legal advisors should conduct your own investigation of the property and transaction. Prospective buyers shall check all data (water rights, water tests, soils, home inspections, state and county regulations/permits, boundary lines, rental incomes, etc.) to their satisfaction prior to closing. This property is submitted subject to, prior sales, price change, rental or other conditions, correction or withdrawal without notice. All measurements are approximate and acreages stated are plus or minus.