

Emmett Bench Commercial Warehouse

2.50 Acres

Gem County, ID

\$3,495,000



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Activities & Amenities

Outbuilding/Barn/Shed/Shop
State Hunting Unit: 32

Land Details

Address: 2920 W Central Rd,
Emmett, Idaho 83617, USA

Closest Town: Emmett, Idaho

Total Acres: 2.50

Zoning: Agricultural

Elevation: 2,440 FT

Topography: Level

Estimated Taxes: \$1,924.42 - 2022

Source of lot size: Assessor/Tax Data

Building Details

Basement: None

Types of Outbuildings:
Commercial Warehouse

13,550 SqFt Warehouse

Built in 2019

Steel Construction

Concrete Floors

3 - 14' Bay Doors

8,400 SqFt Cold Storage

1,550 SqFt Offices

6 Offices

Kitchen



Property Summary

Opportunity to own a 13,550 SqFt warehouse that includes approximately 8,400 SqFt of cold storage on 2.5 acres with a building permit in beautiful Emmett, Idaho. This property presents the perfect canvas for building your new home or as an agricultural investment.





Land

The land offers breathtaking views of the picturesque countryside, year-round access.. It is also conveniently located only 5 miles from downtown Emmett.

- 2.5 Acres
- Level Topography
- 1 building permit
- Views
- Year-Round Access

Improvements

This remarkable warehouse facility spans over 13,000 square feet, providing an extensive storage and operational space for various businesses and industries. Boasting numerous advantageous features, including 8,400 square feet of cold storage, six well-appointed offices, and three large 14-foot bay doors, this warehouse presents an ideal solution for organizations seeking ample space for equipment, storage, and administrative requirements. The warehouse spans a length of 200 feet and a width of 60 feet, featuring an attached office space measuring 25 feet by 62 feet.

- 13,550 SqFt Warehouse
- Built in 2019
- Steel Construction
- Concrete Floors
- 3 - 14' Bay Doors
- 8,400 SqFt Cold Storage
- 1,550 SqFt Offices
- 6 Offices
- Kitchen
- There is an additional home on the property.





Recreation

Emmett residents enjoy their close proximity to recreational opportunities, particularly hunting and fishing. Popular fishing hotspots include Sawyers Pond, Black Canyon Dam, or the Payette River which winds through the community.

Area hunters appreciate the exceptional game bird hunting and big game hunting available at their fingertips. Another local natural attraction is Squaw Butte where many people enjoy hiking or snowshoeing.

This large acreage building lot is centrally located to many of these recreational hubs.

- 4.4 miles from the Payette River
- 5.0 miles from Downtown Emmett
- 5.2 miles from Gem Island Sports Complex
- 6.7 miles from Wild Rose Park
- 7.0 miles from Black Canyon Dam
- 7.1 miles from Sawyers Pond
- 8.2 miles from Black Canyon Park
- 8.4 miles from Gem County Golf Course
- 13.0 miles from Roystone Hot Springs
- 14.4 miles from Firebird Raceway
- 15.9 miles from Montour Campground





Location

The rural town of Emmett, Idaho is located 5 miles from the property, so you are close to shopping and services. Emmett, Idaho is a thriving community that serves as the county seat of Gem County. The region is known as “The Valley of Plenty” due to its bountiful agriculture industry and rich soils. Gem County produces a variety of tasty fruits from its abundant fruit orchards. These include cherries, apricots, apples, blueberries, and strawberries. In fact, the town even celebrates this during its Emmett Cherry Festival held every summer and the Harvest Festival held every fall. Many of the local orchards even allow the public to come and pick their own produce. Other notable agricultural roles in the Emmett Valley include dairy farming and livestock farming. Emmett is also within a 30 to 60-minute commute from the Boise metro area making it a great place to enjoy the perks of small-town living while still being close to the amenities of a larger city.

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Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

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"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

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 Boundary

BOUNDARY LINES
MAP BOUNDARIES ARE ONLY
APPROXIMATE AND MUST BE
VERIFIED FOR ACCURACY.



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