

MIXED USE FOR SALE

8390 HWY 44

Middleton, ID 83644



FOR SALE

KW COMMERCIAL | BOISE

1065 S. Allante Place
Boise, ID 83709



Each Office Independently Owned and Operated

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PROPERTY DESCRIPTION

8390 HWY 44



Price:	\$2,100,000.00
Building SF:	3,456 SF - Warehouse and retail space 1855 SF - Residential Home
Lot Size:	4.89 Acres
Traffic Count:	14,000 Daily Vehicle Traffic Count
Zoning:	C1 Canyon County

Property Highlights

- 230' of Hwy 44 Frontage for Easy Access & Visibility
- Commercial-Grade Shop & Warehouse
- Development opportunity on the excess land or the entire site.
- County has confirmed the ability to create 3 lots with 2 splits for this property
- Suitable for Live/Work Setup or Business Use
- Residential Home. 3 bedroom, 2 bathrooms, 3 Car garage.
- 1 Well shared between buildings, 2 septic systems.

Property Overview

Endless Opportunities Await!

This versatile property offers the perfect blend of commercial potential, residential comfort, and open space. Situated with prime frontage road access, this unique offering includes a warehouse/shop with retail space, well-maintained residential home, and expansive acreage—ideal for business operations, hobby farming, storage, or future development.

The shop is ready for your projects or business use, featuring ample space, power, and accessibility. The residential home provides comfortable living with modern conveniences, making it an excellent primary residence, rental, or on-site manager's quarters.

The surrounding acreage provides room to grow—whether you envision agricultural use, additional development, or recreational opportunities. With excellent visibility and accessibility from the main road, this property is a rare find for investors, entrepreneurs, or families seeking a multi-use homestead.

Property Details;

- Mid Star Firearms will sign a new long term lease at closing or can relocate
- The 2 acres of excess land on the east side of the property are leased but the lease can be canceled.
- Residential house could be occupied by a new owner or rented out for additional income.
- The Mid Star Firearms business could be available for purchase.



PROPERTY PHOTOS

RETAIL STORE

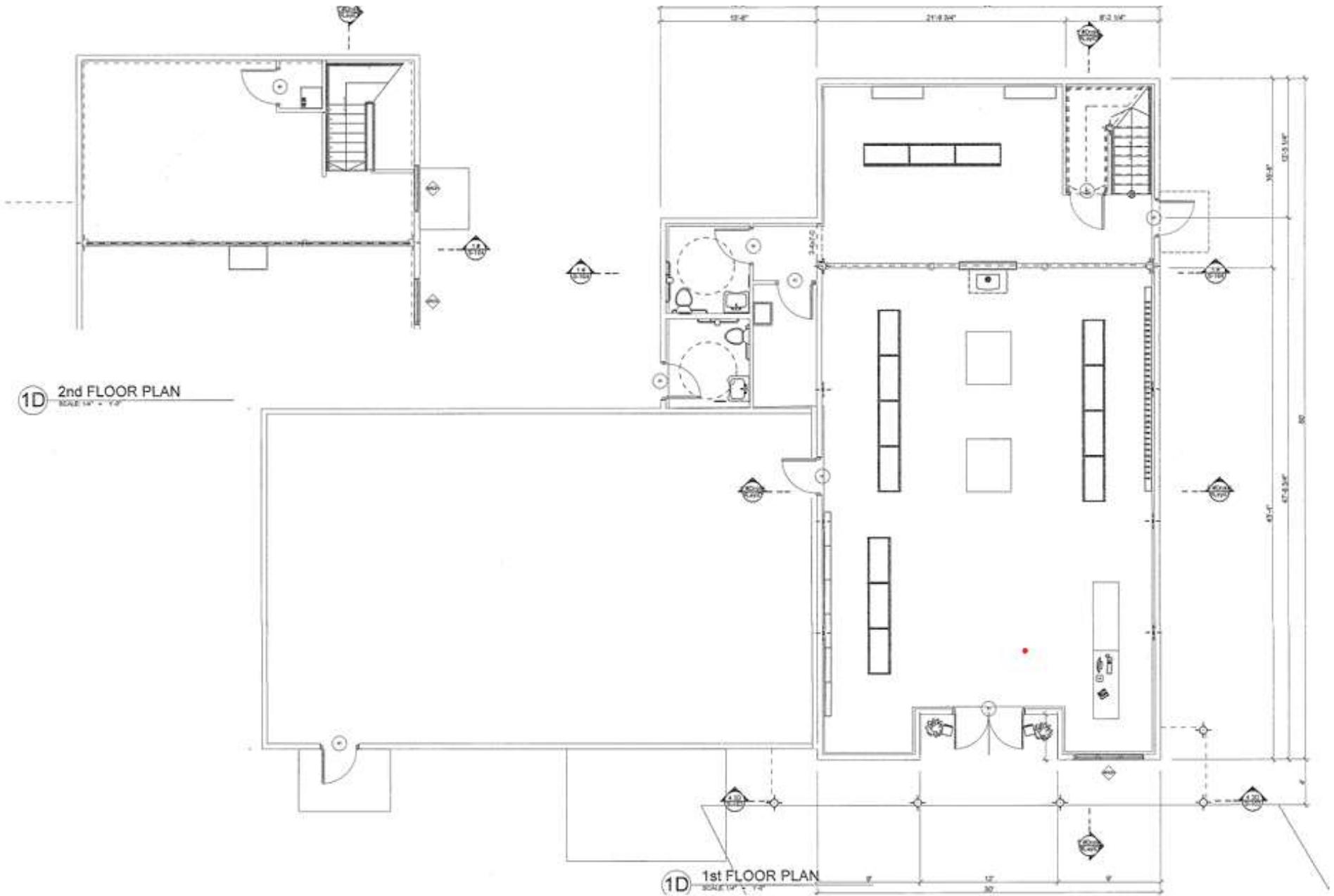


PROPERTY PHOTOS

RETAIL STORE/WAREHOUSE



PROPERTY PHOTOS



PROPERTY PHOTOS

RESIDENCE



PROPERTY PHOTOS

LOT LINES



AERIAL MAP

8390 IDAHO 44

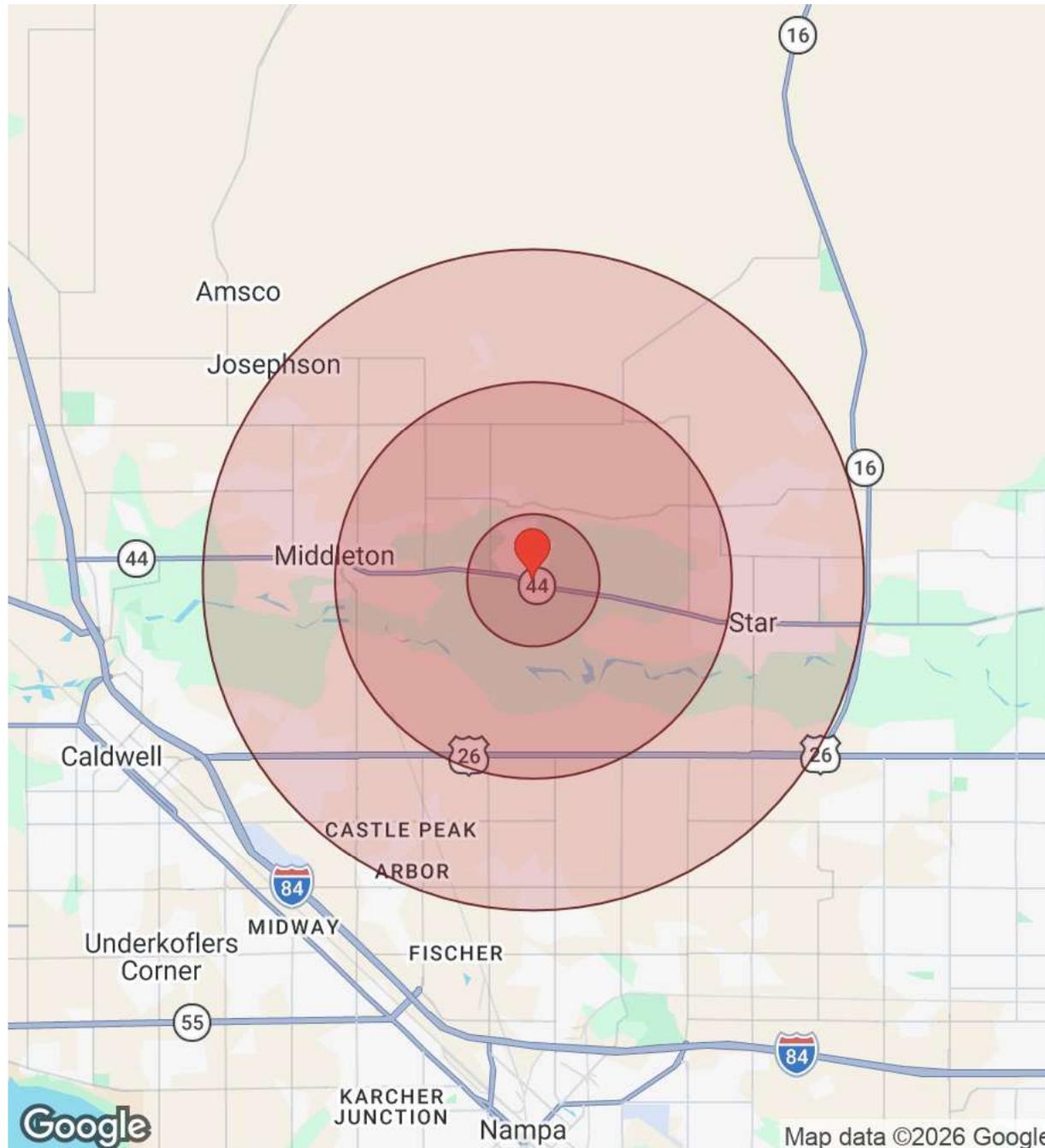


Google

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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	838	6,080	25,479
Female	862	6,328	25,709
Total Population	1,700	12,408	51,189

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,262	9,487	38,750
Black	3	41	379
Am In/AK Nat	4	31	118
Hawaiian	3	10	51
Hispanic	367	2,359	9,716
Asian	11	110	747
Multiracial	49	364	1,367
Other	1	6	56

Housing	1 Mile	3 Miles	5 Miles
Total Units	653	4,615	18,690
Occupied	606	4,339	17,595
Owner Occupied	552	3,747	15,293
Renter Occupied	54	592	2,302
Vacant	46	276	1,095

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	335	2,549	10,465
Ages 15 - 24	188	1,468	6,197
Ages 25 - 54	592	4,642	19,616
Ages 55 - 64	271	1,651	6,418
Ages 65+	314	2,099	8,492

Income	1 Mile	3 Miles	5 Miles
Median	\$104,289	\$94,483	\$95,599
Under \$15k	31	207	769
\$15k - \$25k	19	124	778
\$25k - \$35k	N/A	107	541
\$35k - \$50k	38	465	1,490
\$50k - \$75k	116	662	3,069
\$75k - \$100k	80	775	2,610
\$100k - \$150k	133	1,107	4,653
\$150k - \$200k	118	525	1,877
Over \$200k	73	367	1,807

DISCLAIMER

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PRESENTED BY:

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