

FOR SALE | Kuna Lumber Company | In Business for 21 Years

175 South School Avenue | Kuna, Idaho 83634

**** SHOWN BY APPOINTMENT ONLY ****



Rick McGraw | 208.880.8889
rickmcgraw54@gmail.com



The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.

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• **SHOWN BY APPOINTMENT ONLY | PLEASE DO NOT ASK EMPLOYEES ANY QUESTIONS**

- **Sale Information**

- **Price:** \$1,950,000

- **Address:** 175 South School Avenue
Kuna, Idaho 83634

- **Price Includes:** 5 Buildings and Business in Place (Kuna Lumber)

- **Parcel Size:** 1.243 acres (54,145 SF)

- **Parcel #:** R5070250026

- **Zoning:** Commercial C-2

- **Buildings:**

- ⇒ Retail Building: 4,000 SF

- ⇒ Open Storage: 7,320 SF

- ⇒ Two Out Buildings: 400 SF and 500 SF

- ⇒ Residential: 1,784 SF

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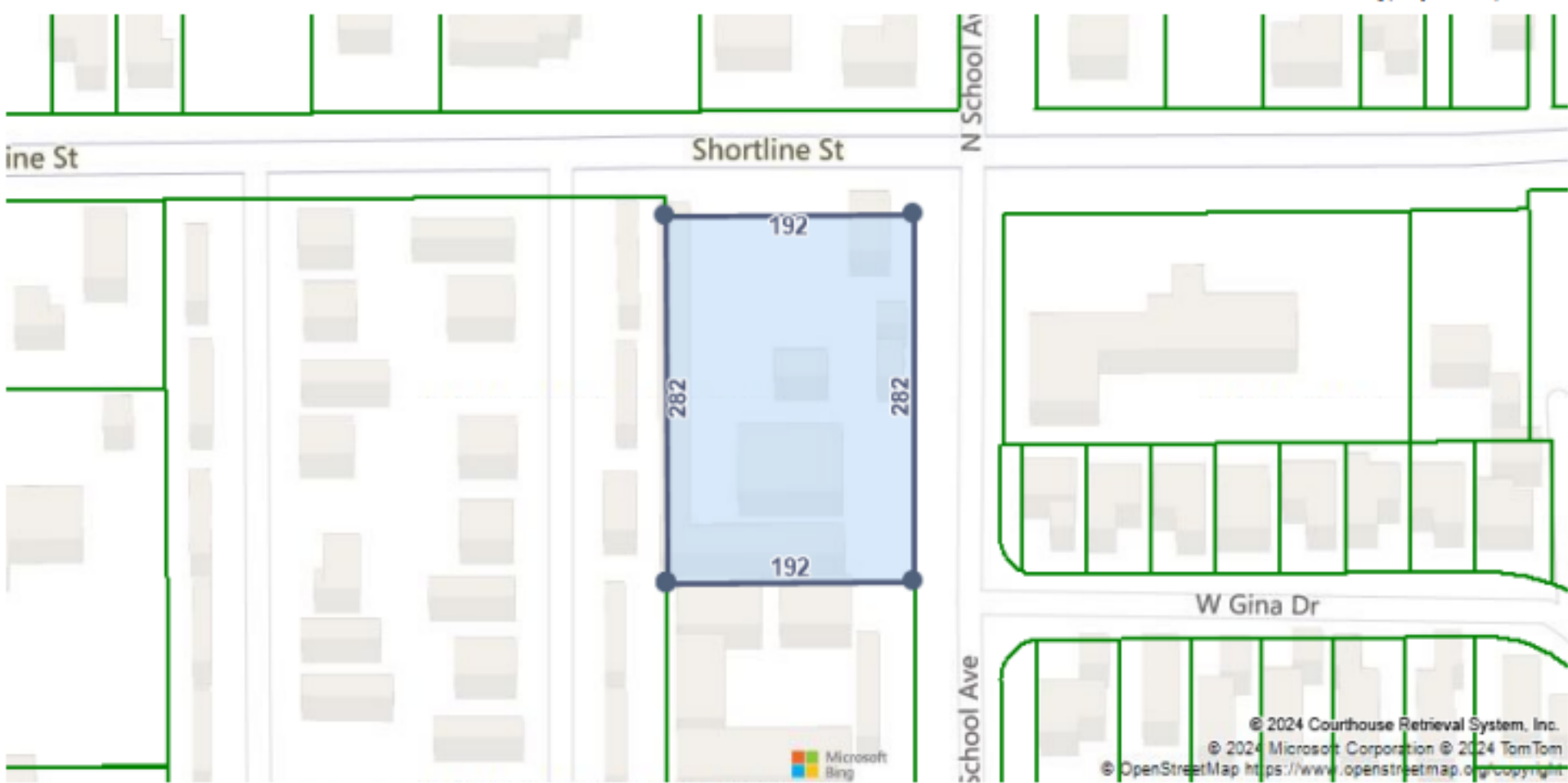
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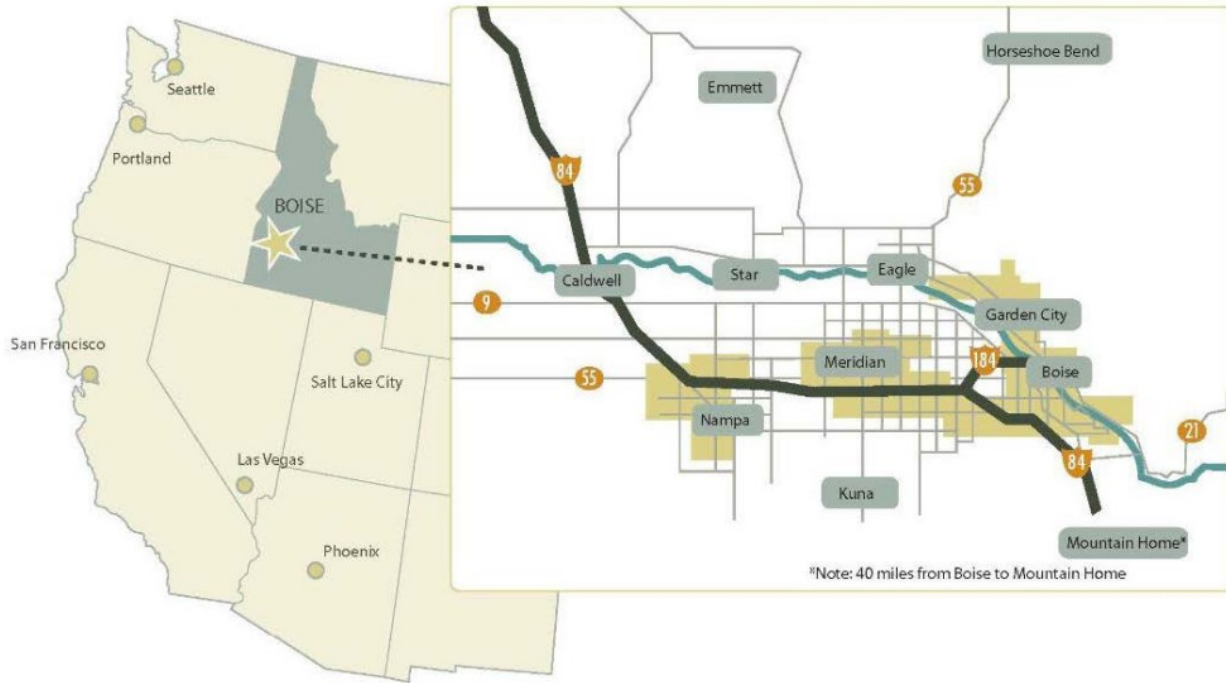


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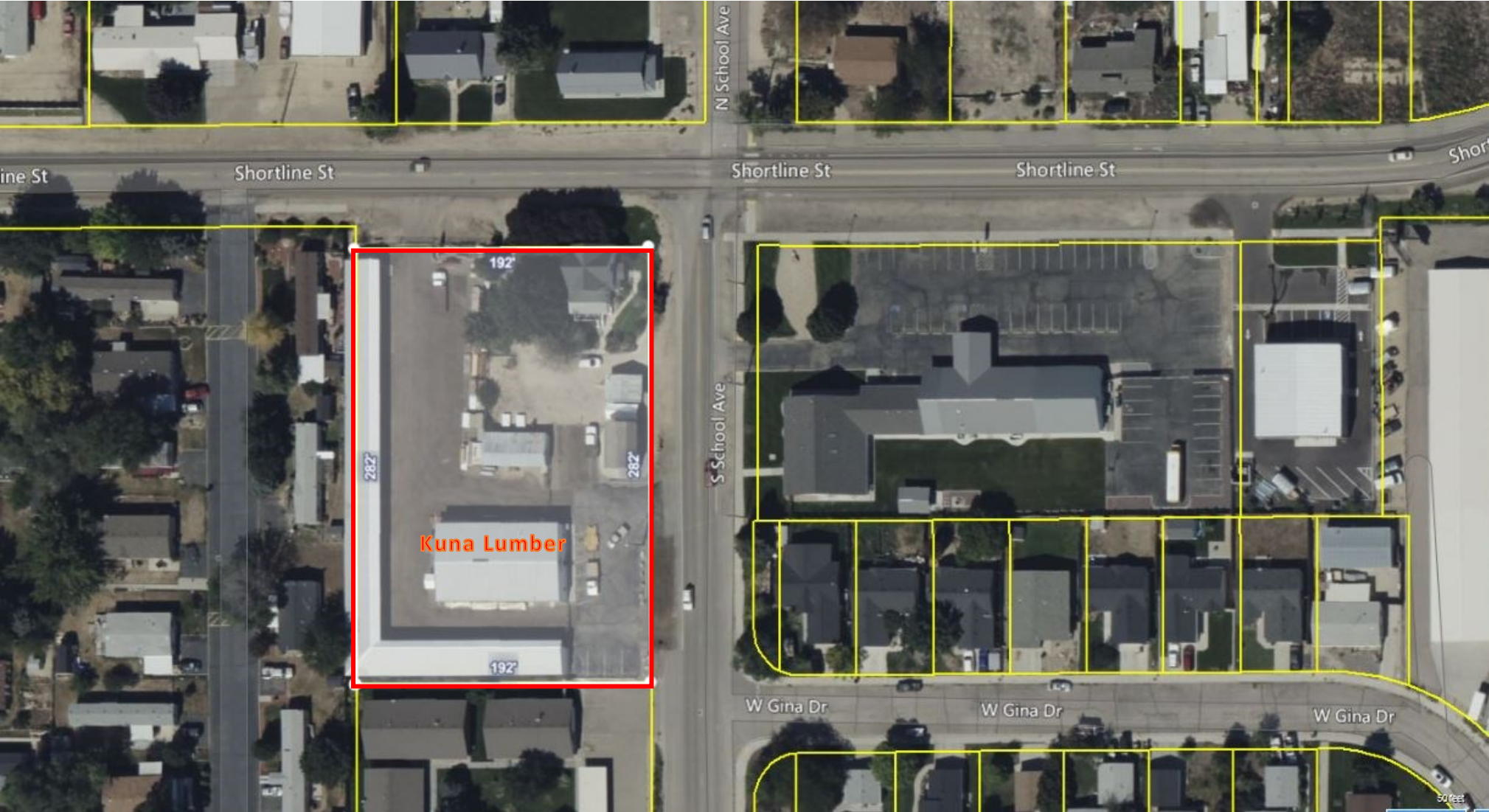
Kuna, Idaho



AREA SUMMARY

- **Kuna** is one of the fastest growing areas in Idaho and offers the convenience of city life without the traffic or hassle. Housing is less expensive than the surrounding communities with over 80% being owner occupied housing. There are great schools, excellent health care, outdoor recreation, and an authentic community of people.
- **Kuna** has a pro-business friendly environment that is committed to attracting, growing, and retaining businesses and industries.
- **Highways:** Kuna is accessible directly off of Interstate 84 and State Highway 69. Interstate 84 heads Southeast from the Oregon state line and connects with I-184 into downtown Boise making it the major interstate serving the Boise Valley.
- **Air:** The Boise Airport is located approximately 20-25 minutes from Kuna and serves over 4 million travelers each year. The airport is served by 8 major airlines that offer direct flights to 28 non-stop destinations and also has connecting flights to thousands of cities worldwide.
- **Rail Access:** Idaho Northern and Pacific Railroad (INPR) provides freight service over four former Union Pacific branch lines in Southwestern Idaho and Northeastern Oregon. A Union Pacific railroad line runs through Kuna just south of downtown and parallel to Indian Creek.

Kuna Lumber Company | Aerial



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