

# RETAIL BUILDING FOR SALE 6 N. MAIN STREET

Payette, ID 83661



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

**PRICE REDUCTION!**



## ECONOMIC DATA

**SALE PRICE:** \$590,000

## PROPERTY INFORMATION

**COUNTY:** Payette

## BUILDING DATA

**TOTAL BLDG. SF:** 10,750 SF

**LOT SIZE:** 0.19 AC

**YEAR BUILT:** 1920

**ZONING:** C-1

## LISTING DATA

**AVAILABLE SF:** 10,750 SF

**OFFICE SF:** Basement, main floor & upper floor

## PROPERTY OVERVIEW

Lee & Associates is pleased to present a massive 10,750 SF commercial building in the heart of Downtown Payette, offering unparalleled potential and flexibility for an owner-user or value-add investor.

## PROPERTY HIGHLIGHTS

- **Expansive Space:** Highly versatile three-story layout (basement, main, and upper floor) perfect for retail, creative office, entertainment, or mixed-use conversion
- **Open Floor Plan:** Features highly desirable open floor plan on all levels, providing maximum design flexibility and minimal structural constraints for build-out
- **Logistics Ready:** Includes valuable rear access for shipping and receiving with a dedicated dock-high door, a feature hard to find in a downtown retail core plus, a decommissioned freight elevator
- **Investment Upside:** An incredible value-add opportunity for repositioning, or an ideal location for a large owner-user looking for a flagship location
- **Premier Location:** Prominent Main Street visibility with convenient street parking for customers

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
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Back Alley



Loading Dock

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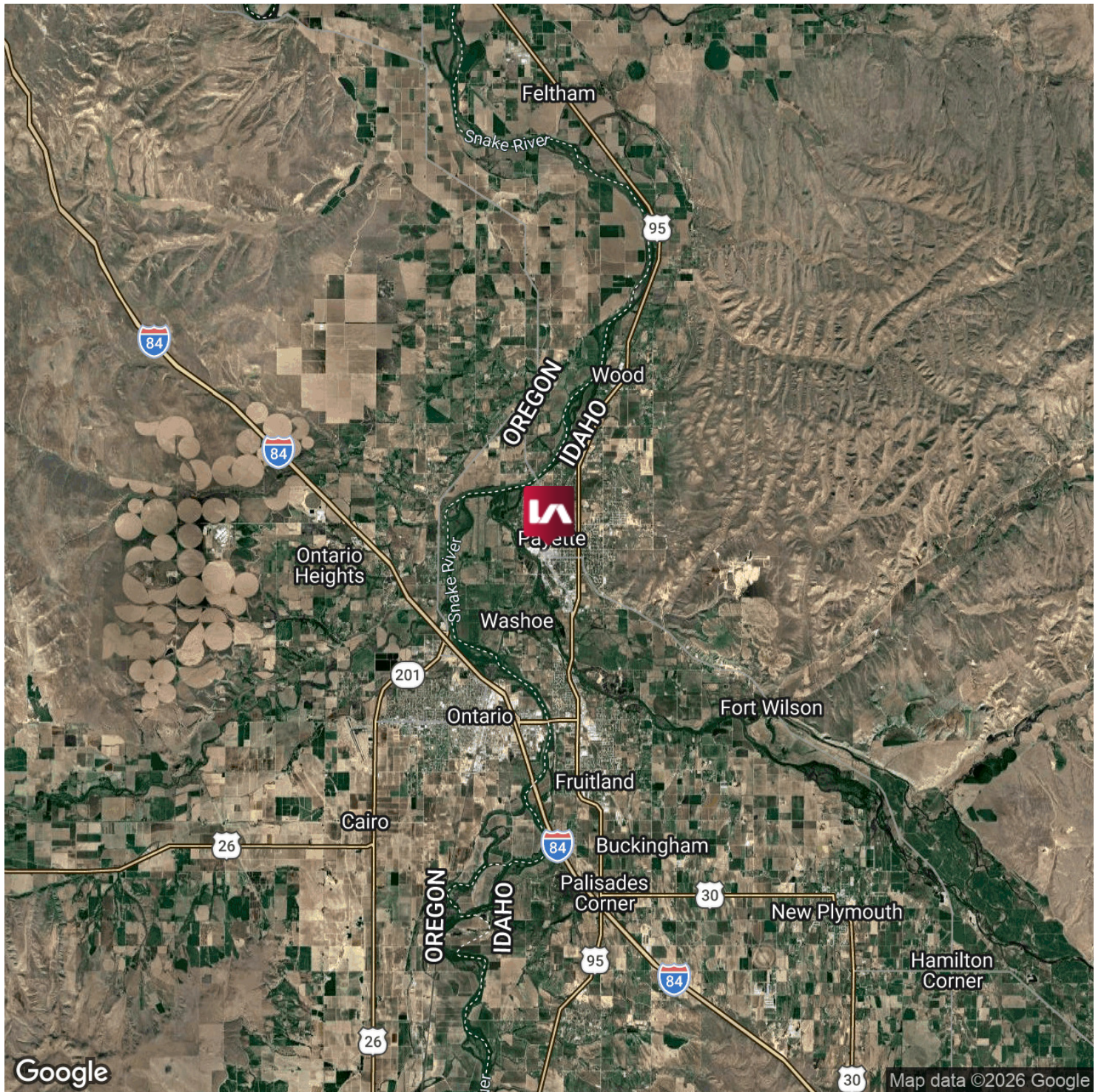
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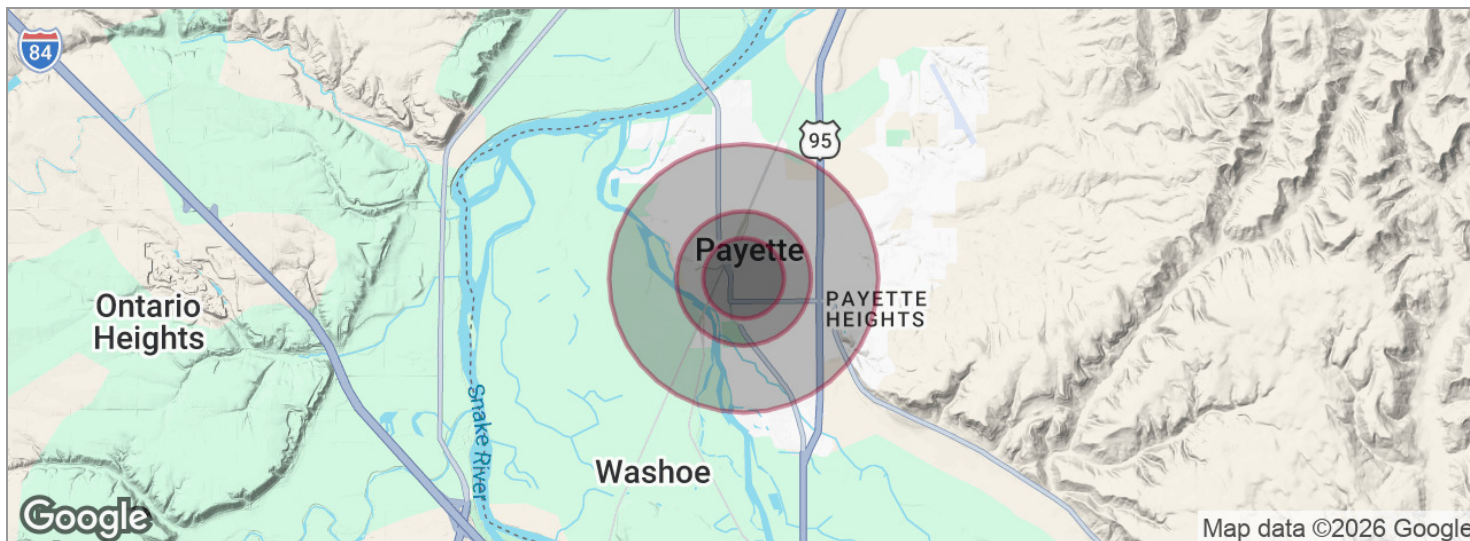
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	842	2,105	6,313
Median age	39	40	40
Median age (Male)	37	38	39
Median age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	340	830	2,426
# of persons per HH	2.5	2.5	2.6
Average HH income	\$65,240	\$70,433	\$75,433
Average house value	\$277,701	\$293,932	\$322,293

\* Demographic data derived from 2020 ACS - US Census

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