

INDUSTRIAL AUTOSHOP WITH SHOWROOM, WAREHOUSE, RESIDENTIAL DWELLING AND BARE LAND FOR SALE

601, 602, 603, & 605 HANNIBAL STREET

CALDWELL, ID 83605



OFFERING PRICE

\$1,700,000

TOK COMMERCIAL
REAL ESTATE

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OFFERING DETAILS



Property Address **601, 602, 603 & 605 Hannibal St.
Caldwell, ID 83605**

Property Type **Industrial Autoshop with
Showroom, Warehouse,
Residential Dwelling
and Bare Land**

Total Building Size	12,174 SF
601 Hannibal (Mixed-Use, Shop)	7,182 SF
602 Hannibal (Auto Shop)	2,484 SF
603 Hannibal (Residential)	2,508 SF

Total Lot Size	1.11 AC
601 Hannibal (Mixed-Use, Shop)	0.37 AC
602 Hannibal (Auto Shop)	0.17 AC
603 Hannibal (Residential)	0.19 AC
Bare Land	0.38 AC

Zoning **C-3, General Commercial**

Sale Price **\$1,700,000**

**RESIDENTIAL PROPERTY CURRENTLY
OPERATES AS VRBO**

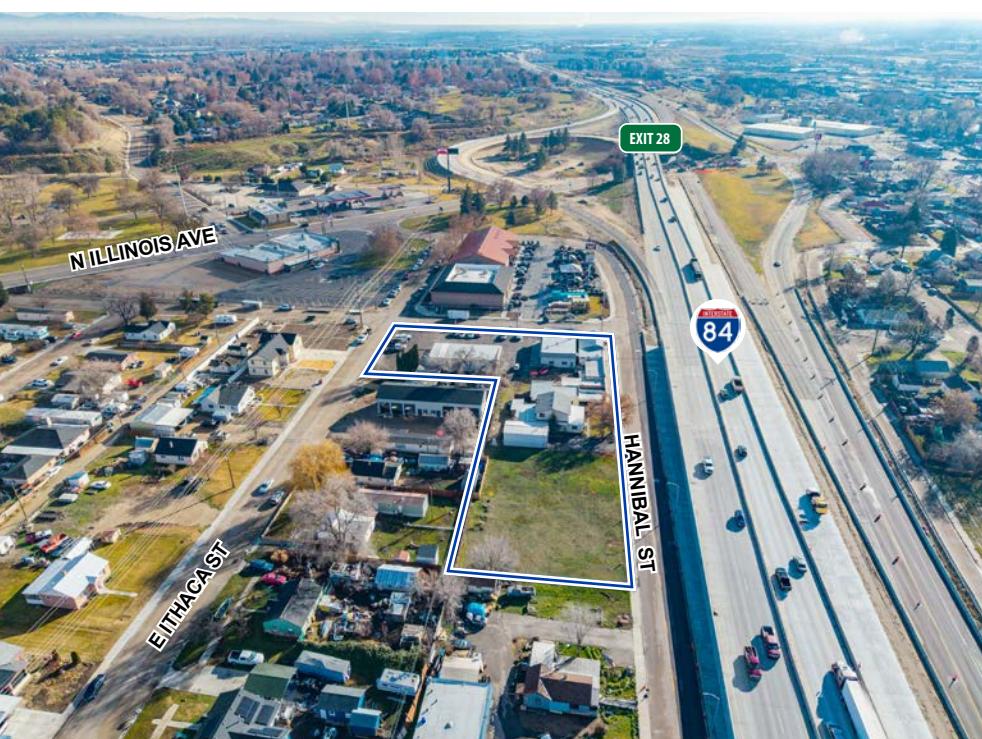
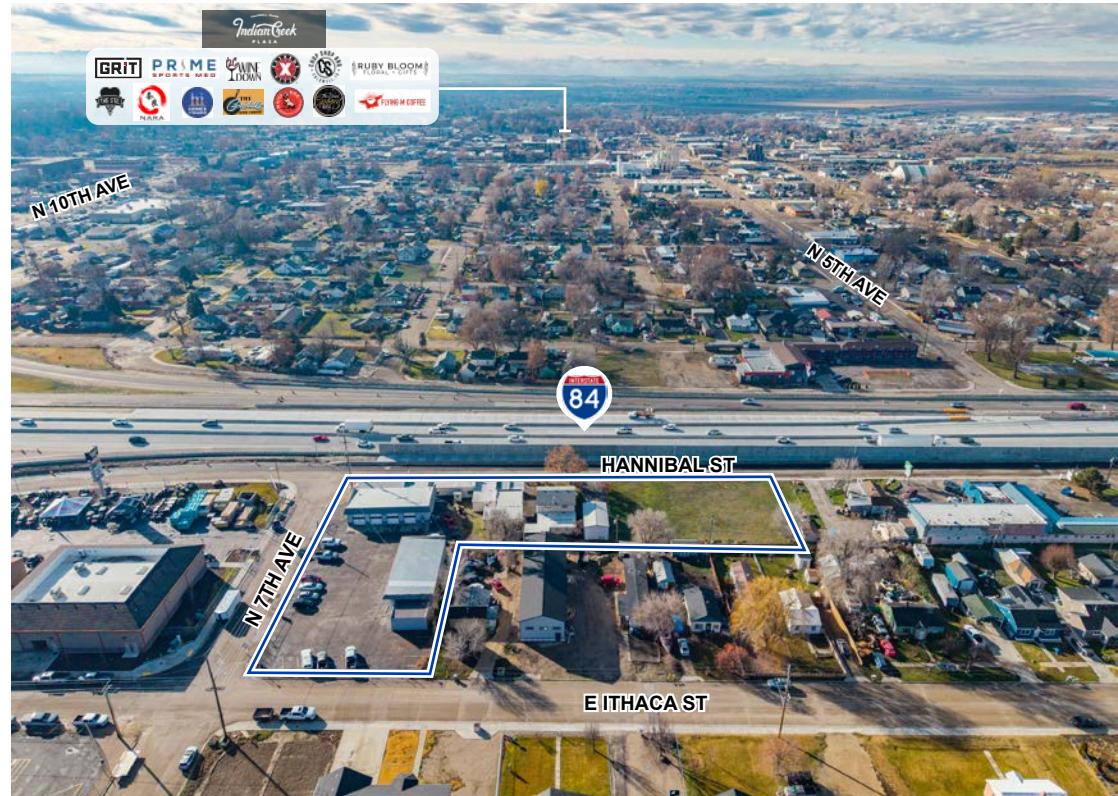
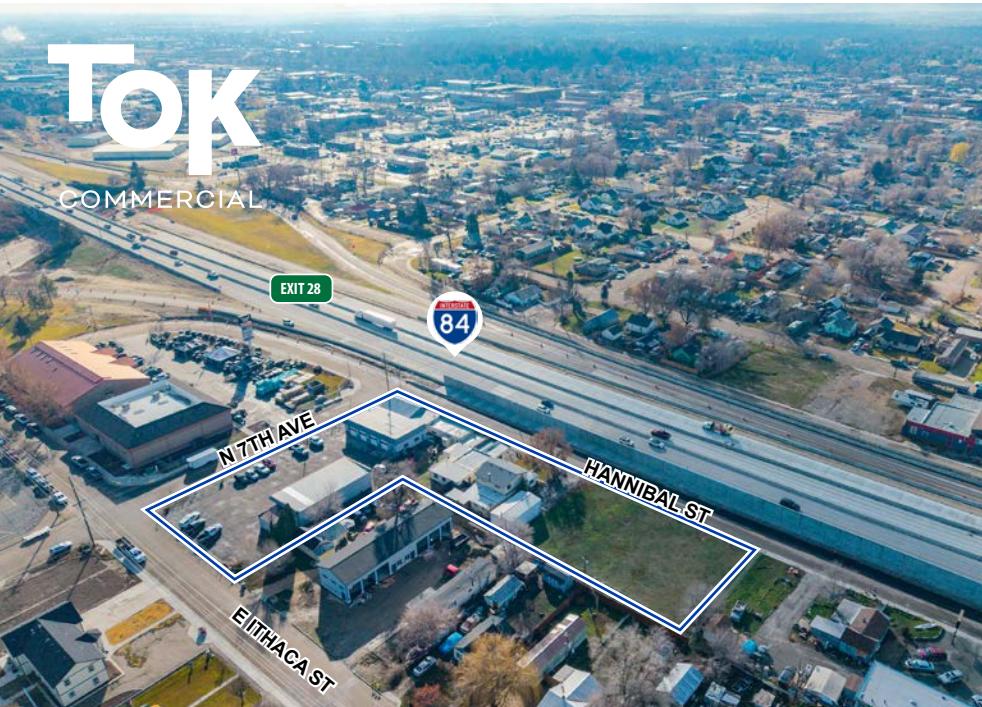


- Flexible multi-unit commercial opportunity with a versatile property configuration suitable for a wide range of tenant uses
- Portfolio-style offering across four parcels, providing diversified income and future repositioning potential
- Zoned C-3 General Commercial, offering broad use flexibility and (re)development opportunities
- Centrally located in Caldwell with close proximity to downtown, major arterials, and surrounding residential neighborhoods
- Desirably positioned directly off of I-84 and visibility from freeway on-ramp
- Excess land on-site supports expansion, additional improvements, or future redevelopment
- Well-positioned for owner-user, value-add, or long-term hold investment strategies within a growing Canyon County market



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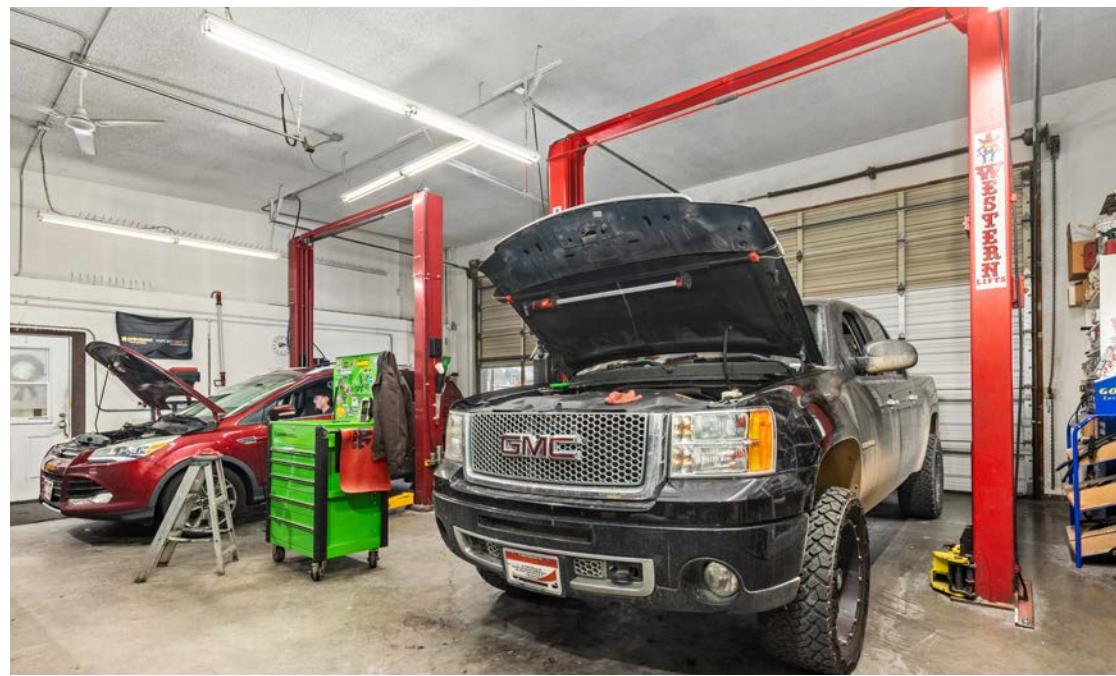
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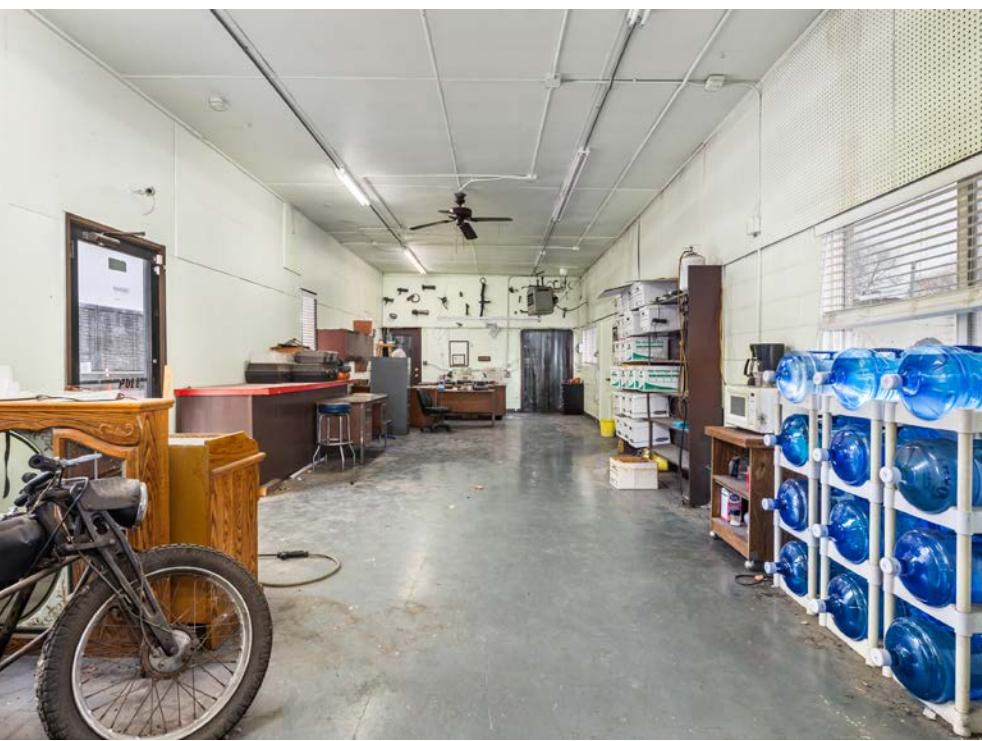


602 HANNIBAL STREET





601 HANNIBAL STREET



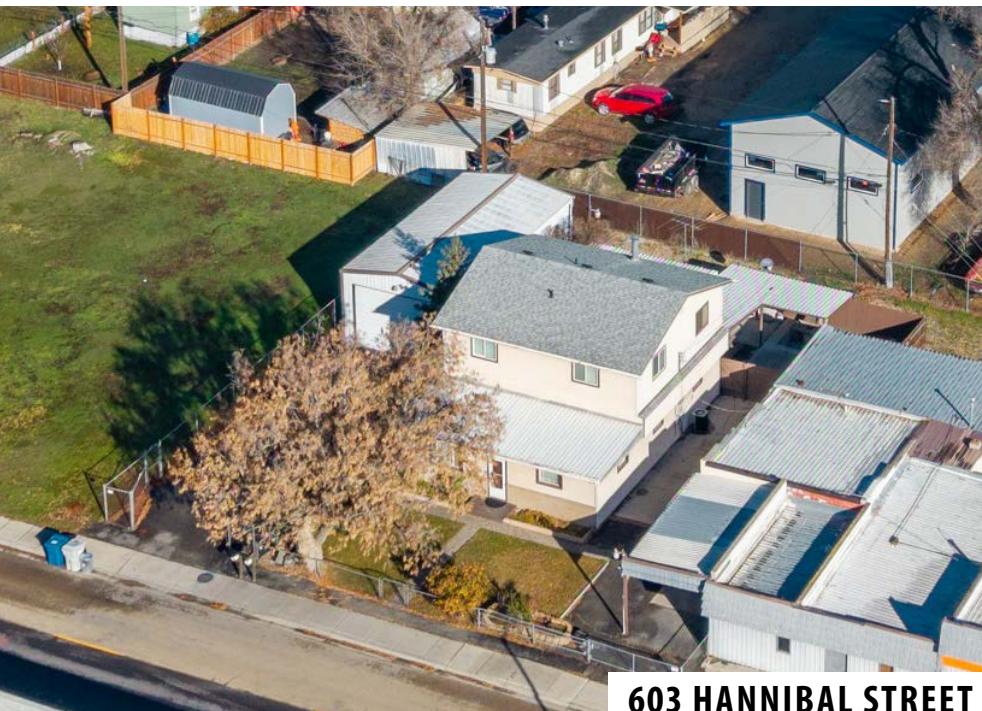
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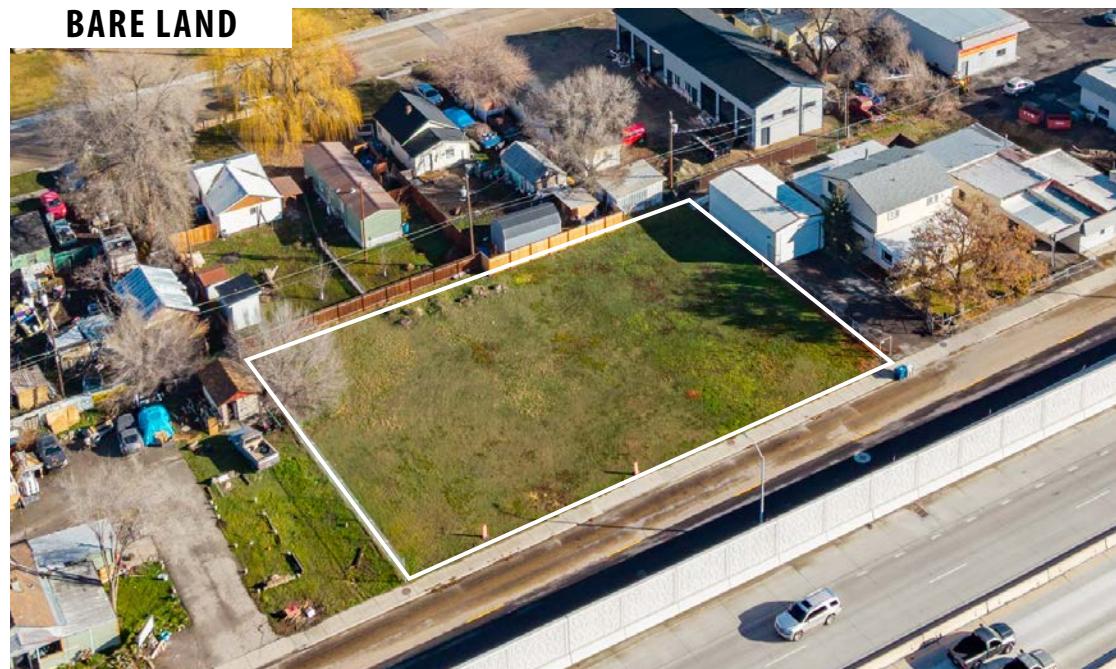
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603 HANNIBAL STREET



BARE LAND



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CLOSE PROXIMITY TO I-84 & CALDWELL SERVICES



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