

# MIXED-USE BUILDINGS FOR SALE 19 & 21 S. MAIN ST.

Payette, ID 83661



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$156,250
<b>BUILDING SIZE:</b>	2,263 SF
<b>MAIN FLOOR:</b>	1,201 SF
<b>2ND FLOOR:</b>	1,062 SF
<b>VACANT:</b>	1,062 SF
<b>SITE AREA:</b>	0.0949 AC
<b>YEAR BUILT:</b>	1920
<b>FINANCIALS:</b>	Must sign a confidentiality agreement
<b>ZONING:</b>	C1- Commercial Downtown

## PROPERTY OVERVIEW

Lee & Associates is pleased to present this mixed-use value-add investment opportunity in Payette, Idaho. This property features two retail spaces on the ground floor, complemented by two upper-floor apartments ready for renovation. Offered at a discounted price due to the renovation needs of the upper level, this asset provides significant potential for value creation. The owner may consider carrying terms. For detailed financial information, please contact the listing agent.

## PROPERTY HIGHLIGHTS

- Can be purchased with 2nd N. Main St., Payette, ID 83661
- Value-add opportunity
- Convenient access to major highways for easy travel to nearby cities and attractions.
- Support for local businesses enhances the unique charm of the community
- Private parking

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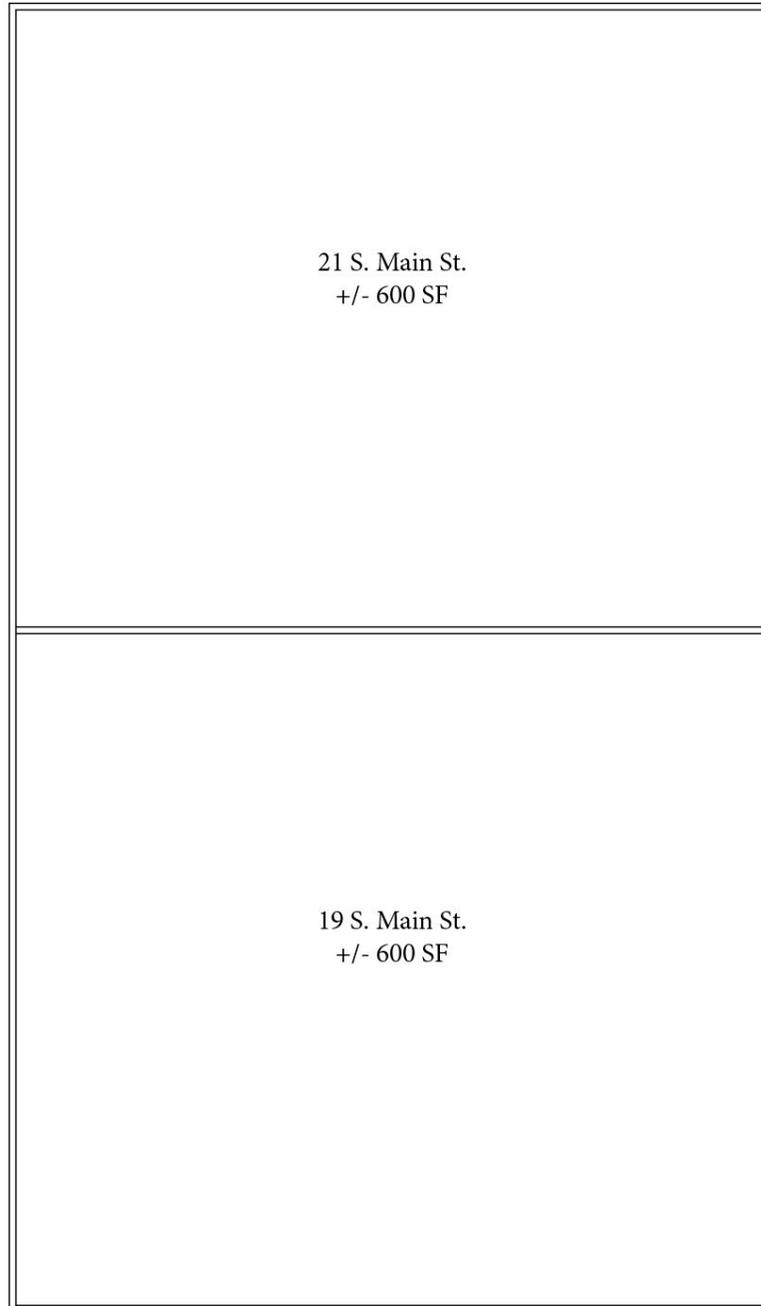
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Floor Plan - Main Floor



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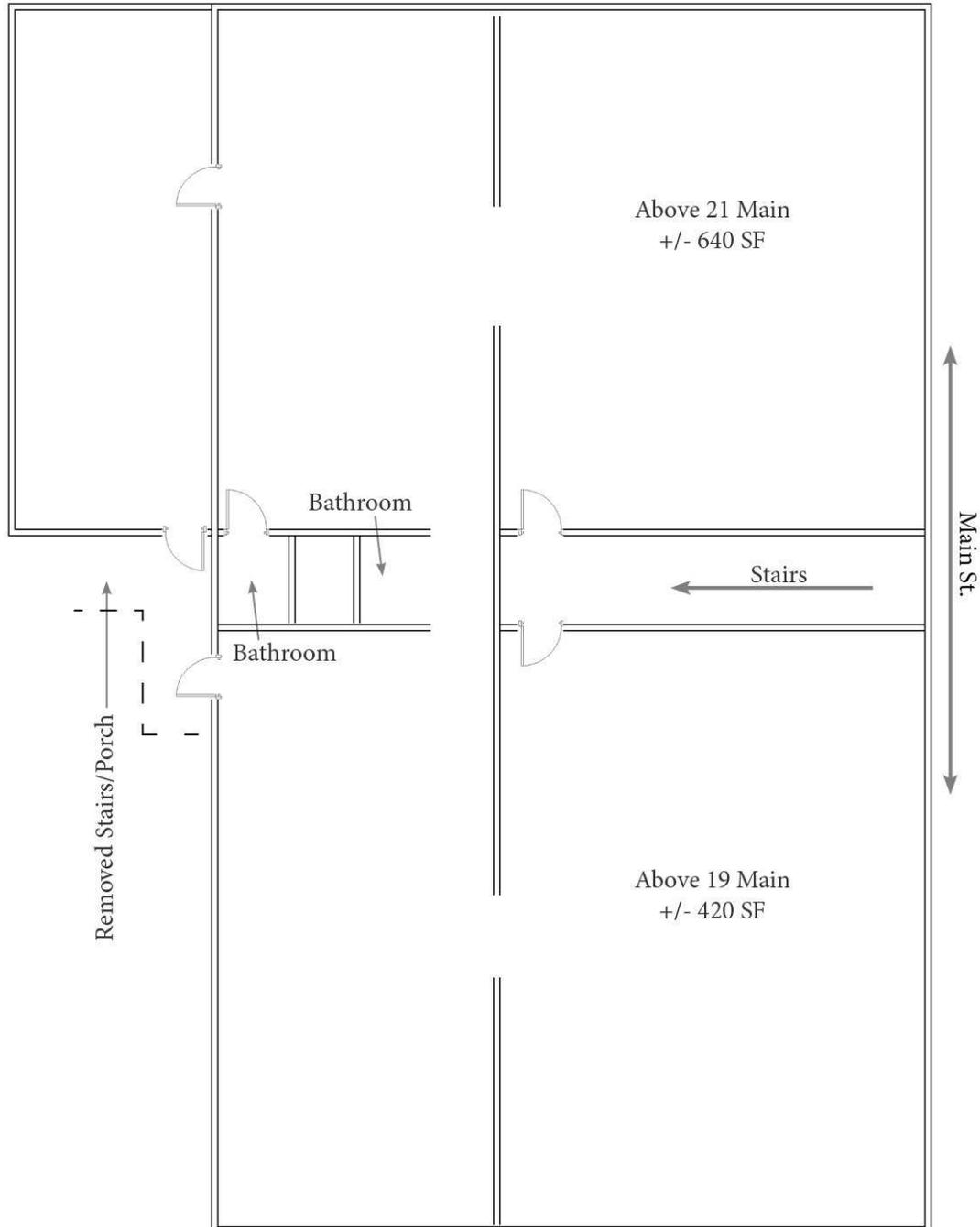
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Floor Plan - Second Level



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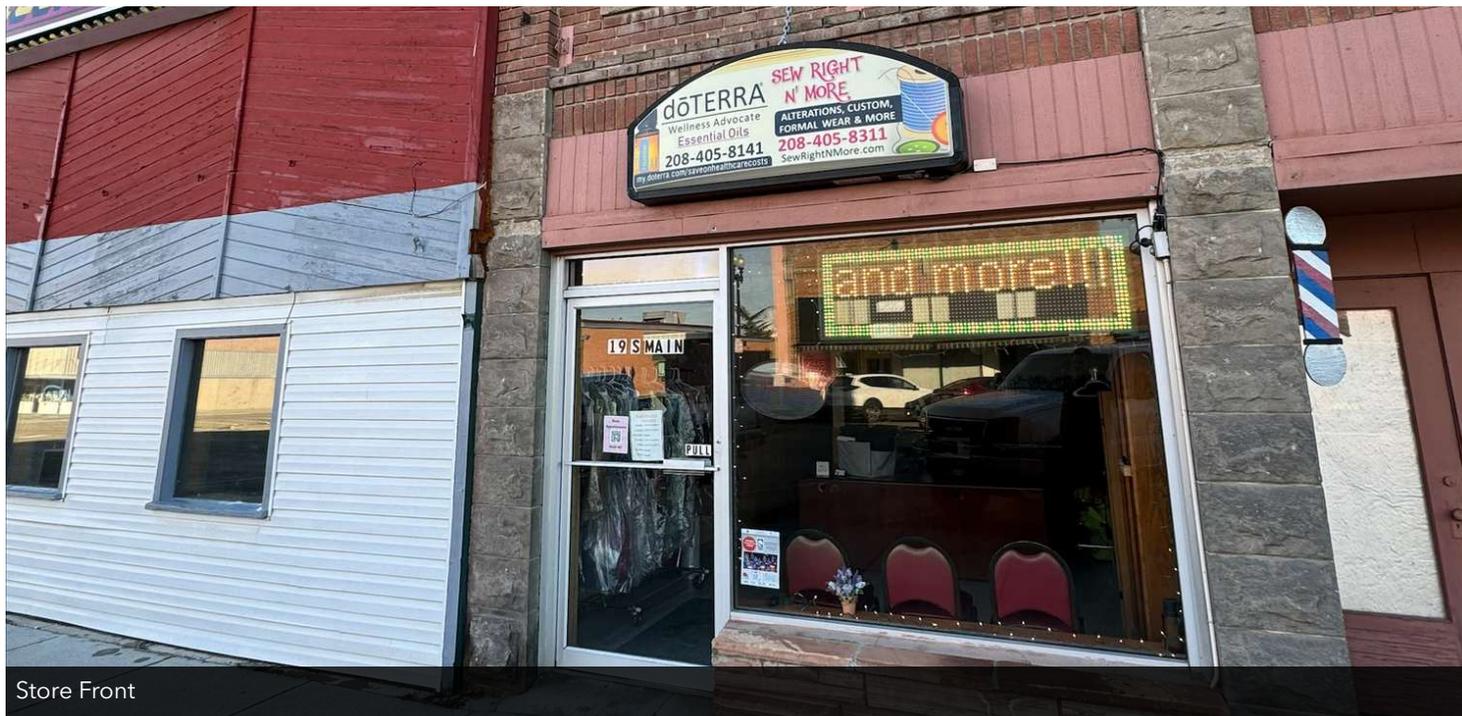
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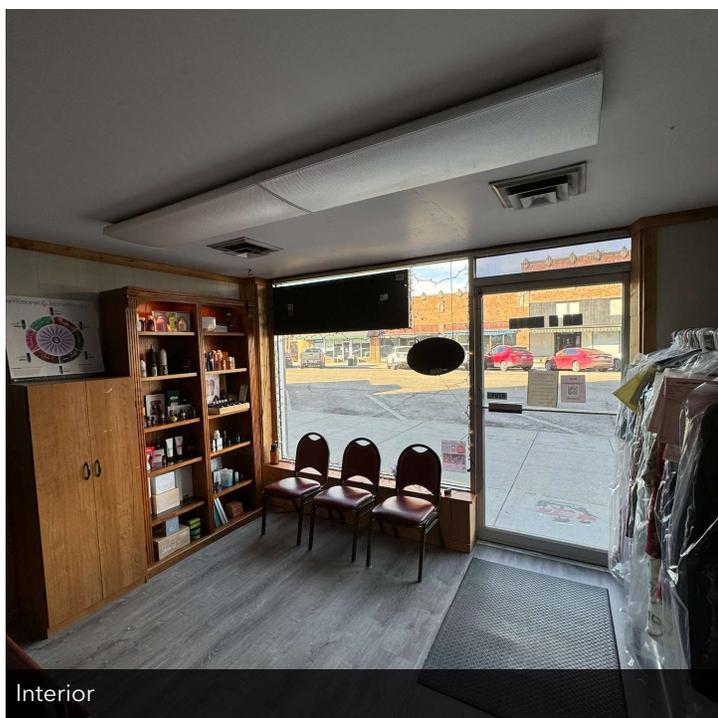
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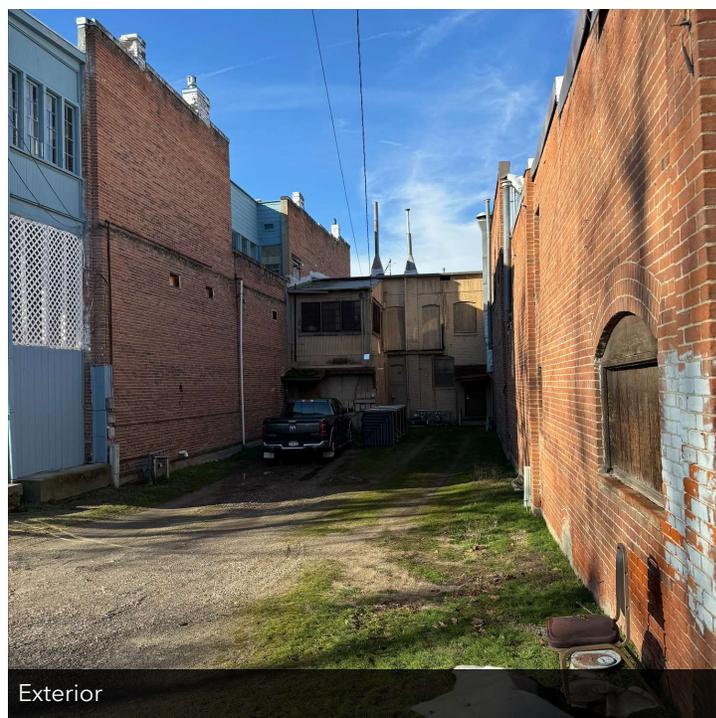
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Store Front



Interior



Exterior

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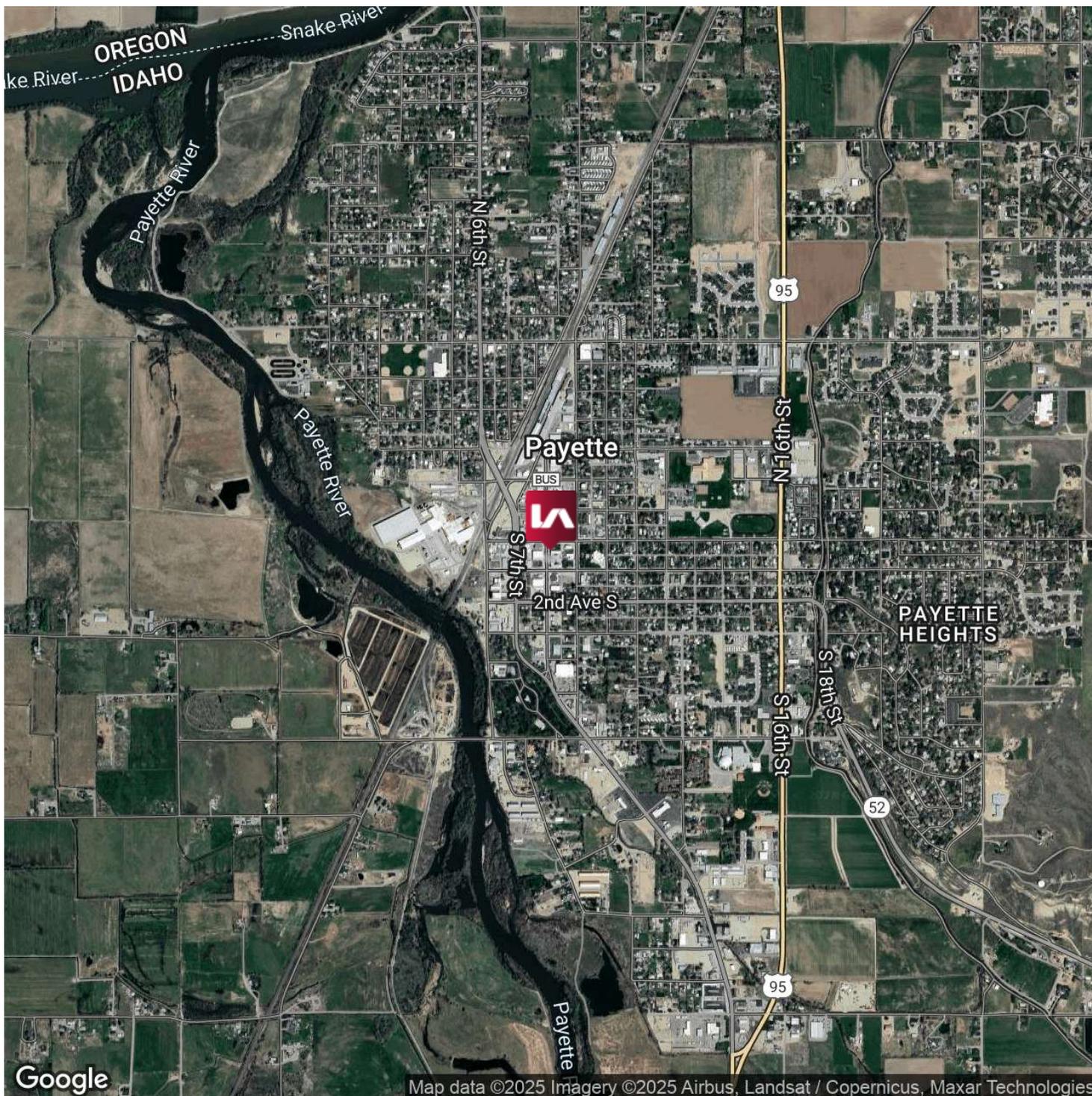
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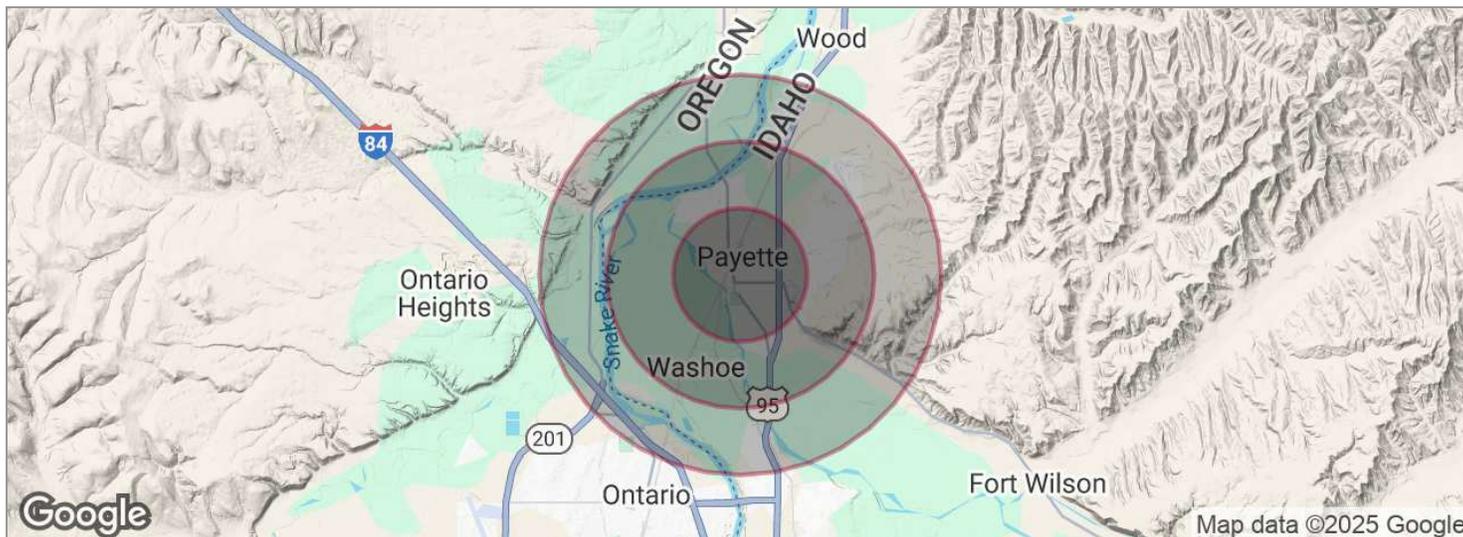
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	2,487	5,893	10,801
Median age	40.3	40.5	38.6
Median age (Male)	38.5	39.7	38.4
Median age (Female)	43.7	42.6	40.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,052	2,459	4,386
# of persons per HH	2.4	2.4	2.5
Average HH income	\$54,392	\$56,694	\$55,718
Average house value	\$139,507	\$169,779	\$168,500

\* Demographic data derived from 2020 ACS - US Census

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