

211 W 100 South (HWY 25) Unit/Lot # Blue Shop	Status: Active Price \$250,000.00	DOM/CDOM: 84 / 84 \$/SQFT \$166.67	MLS #: 98986783 \$/Acre \$833,333.33
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LOCATION Type: Industrial City: Rupert State: ID Zip: 83350 County: Minidoka Zoning: Parcel #: RP073450000070 Legal Description: LOT 7 COUNTRY CLUB ESTATE SUBDIVISION (STAGE 1) NE4NE4 36-9-23 SHOP Directions:	PROPERTY USE/ FINANCIAL Sale/Lease: For Sale Investment Property: Real Estate Incl.: Net Lease Investment: Building Class: Vac/Suited for Years Left on Lease: Potent. Short Sale: No REO/Bank Owned: No In Foreclosure: No Construction Exist.: Under Const./Prop.: New Constr. Comp. Date: Property Auctioned: Built to Suit Lease: Assumable: Flood Ins Required: Non-Qualifying: Local Improve. Dist: Financing Hit Count Client/Agent: 4 / 88 Map & Assoc 	
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GENERAL Year Built: 1990 Age: 31 - 50 Years Parking: 11 - 20 Spaces Parking Spaces: Parking Ratio: Acres: 0.30 Prop on Ground Lease: Tenancy: Occupancy %: Location Description: Across from the RCC Highlights:	Total Building Size 1,500 Lot Size Front. Width (FT): Lot Size Length Total Lot Size (SF): Land Size: 10000 SF - .49 Acre Gross Leasable Area (SF): Minimum Divisible (SF): Maximum Contiguous # Dock-HighDoors/Loading : #Drive In/Grade-Lvl Doors: Clear Ceiling Height (FT):	Spaces: Beds: Rooms: Stories: Corridor: Gas Avail.: Fenced:	Property Description New fencing and fresh gravel! This shop provides a great location for entrepreneurs to let their business grow! Next door to the Rupert Country Club, industrial corridors, and several supporting businesses means that this deal won't last long. The overhead door is 10' wide x 12' high. Approximately 4,500 vehicles per day pass by making a quality location for exposure. A great location for construction companies, storage facility, batting cages, golf cart storage, golf simulator, RV and boat storage, mechanical services, showroom, and much more!
AGENT REMARKS			

SALES	Gross Rent Multiplier:	Avg. Daily Rate \$:	Avg. Occup. %:
	CAP Rate %:	RevPAR \$:	
USMI:	Description	# Units/Spaces	SF Avg. Month Lease \$
1			
2			
3			
4			
5			
RBI:	Description	# Beds	# Rooms Avg. Rates \$
1			
2			
3			
4			
5			
MTI:	Description	Lease End Date	SF
1			
2			
3			
4			
5			
	Expense	Financial Totals All Units:	
Hazard Insur.:	Pers Prop Tax:	Income/Expense Info:	
Manager	Real Prop Tax:	Financial Year:	
Maintenance	Vacancy/Credit Loss:	Gross Income \$	
Supplies	Gross Oper. Inc:	Effective Gross Inc \$	
Utility	Total Annual Oper.	Pre-Tax Cash Flow \$	
Other	Net Oper. Inc:		

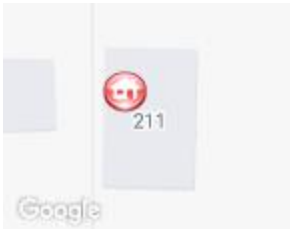
LISTING / MLS INFORMATION Agent: Kit Carney Phone Cell: 208-431-8151 Email: kit@carneylegacy.com List Keller Williams Sun Valley Southern Office Phone: Main: 208-734-1991 Office Fax: Fax: 208-734-1288 Co-List Agent: Co-List Agent Owner: Paul Carney Owner Phone: Managers Managers Phone: Listing Full Service Seller Concession: Selling Agt to Present Offer Directly: No Listing 5/18/2026 Expir. Date: 3/25/2027 Showing Instructions: Appointment Only
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SOLD INFORMATION Sold Closing Date: How Sold: Selling Agent: Selling Office:

Debt & Equity:			
Debt Information:	Down Payment \$:	Amoritized Over - Years	Annual Debt Service \$
Loan Amount \$	Interest Rate %:	Due In - Years	
Loan Description			

LEASE				
Sublease: No	Date Available:	Lease Term Months:	Lease Type: Full Service	Traffic Count:
NNN Expenses:				
Cross Street:				
Anchor Tenants:				
1:				
2:				
3:				
4:				

FEATURES				
Air Conditioning:				
Construction: Frame, Steel				
Docs on File:				
Floor Construction:				
Heating: Gas				
List Class: Excl Right to Sell				
Power: 110 Volt, 220 Volt				
Roof: Metal				
Sewer: Yes Connected				
Structure: Fenced Yard, Trailer Parking				
Terms:				
Water: Individual Well				
Suitable for:				
Agriculture: Agribusiness				
Health Care:				
Hotel/Motel:				
Industrial: Warehouse, Manufacturing, Distribution Warehouse, Flex Space, Office Showroom, R&D, Refrigerated/Cold Storage, Self/Mini				
Land:				
Multifamily:				
Office: Wholesale, Office Building, R&D, Warehouse				
Residential Income:				
Retail: Vehicle Related, Day Care Facility				
Senior Housing:				
Shopping:				
Special Purpose: Recreation, Religious				
Sports & Entertainment: Golf Related				

MAP & IMAGES				
        				



MLS #	98986783	Price	\$250,000.00
Class	Business/Commercial		
Type	Industrial	Status	Active
		# Units	
Address	211 W 100 South (HWY 25)	# Parking	11 - 20 Spaces
City	Rupert	Land Use	
Zip	83350	Age	31 - 50 Years
		Apx SqFt	1,500

ADDITIONAL PHOTOS



Documents: Map:  

GENERAL

Listing Date **5/18/2026**
DOM **84**
Lot Size **X**
Land Size **10000 SF - .49 Acre**
County **Minidoka**
Listing Service **Full Service**
Showing **Appointment Only**
Improv. Dist?
Fenced
Flood Ins Req?
Gas Available?
Completion
Non-Qualify?
Sale/Lease **Sale**

REMARKS

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Unit #	NetSqFt	Monthly Rent	Lease Expires
1			
2			
3			
4			
5			

Price/SqFt **\$166.67**
Price/Acre **\$833,333.33**

<u>Taxes</u>	<u>Expenses</u>
Real Prop	Hazard Ins.
Pers Prop	Manager
CAP Rate %	Maintenance
	Supplies
	Utility Exp
	Other Exp
	Vacancy/Credit Loss
	Gross Operating Income
	Total Annual Expenses
	Annual Net Operating Inc.
	(Gross Income Less Expenses)

REO/Bank Owned? **No** In Foreclosure? **No** Short Sale? **No**

Real Estate Included

Directions

Legal **LOT 7 COUNTRY CLUB ESTATE SUBDIVISION (STAGE 1) NE4NE4 36-9-23 SHOP**

FEATURES

AIR COND	HEATING Gas	POWER 110 Volt, 220 Volt
FLOOR CONST	SEWER Yes Connected	LEASE TYPE
FOR LEASE	ROOF Metal	LIST CLASS Excl Right to Sell
FOR SALE	WATER Individual Well	SHOWING
CONSTRUCTION Frame, Steel		
DOCS ON FILE		
STRUCTURE FEAT Fenced Yard, Trailer Parking		
TERMS		
BUSINESS TYPE		



Kit Carney
kitcarney@kw.com
208-431-8151



Today's Date: 09/16/2026

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Selling Office:

Debt & Equity:			
Debt Information:	Down Payment \$:	Amoritized Over - Years	Annual Debt Service \$
Loan Amount \$	Interest Rate %:	Due In - Years	
Loan Description			

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