

TURNKEY RETAIL BUILDING FOR SALE AND LEASE

121 S. Main St., Payette, ID 83661



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

MATT MAHONEY, SIOR

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PROPERTY DETAILS

SALE PRICE **\$1,200,000.00**

LEASE RATE **\$10.50/SF**

LEASE TYPE **NNN**

BLDG. SIZE **± 7,151 SF**

AVAILABLE
SPACE **± 7,151 SF**

DEMISABLE **Can be demised into
two (2) units**

YEAR BUILT **1910**

ZONING **C-1**

PARCEL **R6532210020**



****Contact Agent for Showing Instrucions***

EXECUTIVE SUMMARY

Lee & Associates Idaho, LLC is pleased to present this turnkey retail opportunity in downtown Payette! This well-established hardware property at 121 S Main Street includes both the real estate and full business inventory. With strong community recognition and a move-in-ready layout, the property is ideal for an owner-user or value-add investor looking to continue its hardware legacy or reposition the space for future retail use.



SALE STRUCTURE:

Real estate and inventory included; business entity excluded



INCOME STREAM:

Established long-term Wells Fargo ATM lease providing additional income and consistent foot traffic



PRIME LOCATION:

High-visibility on Main Street with excellent foot traffic, ample parking and a strong local presence



RETAIL, STORAGE & OFFICE:

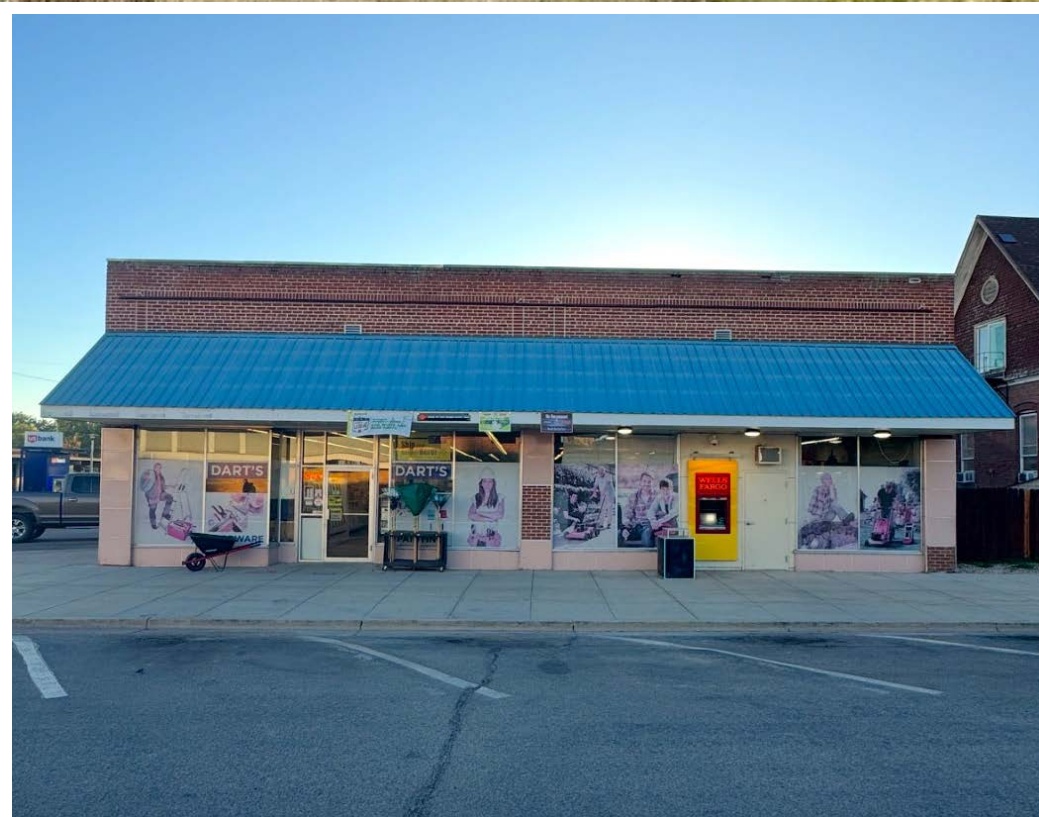
Spacious retail floor and ample warehouse space for storage
Space includes a dedicated office, two restrooms, roll-up delivery door, and a customer checkout station

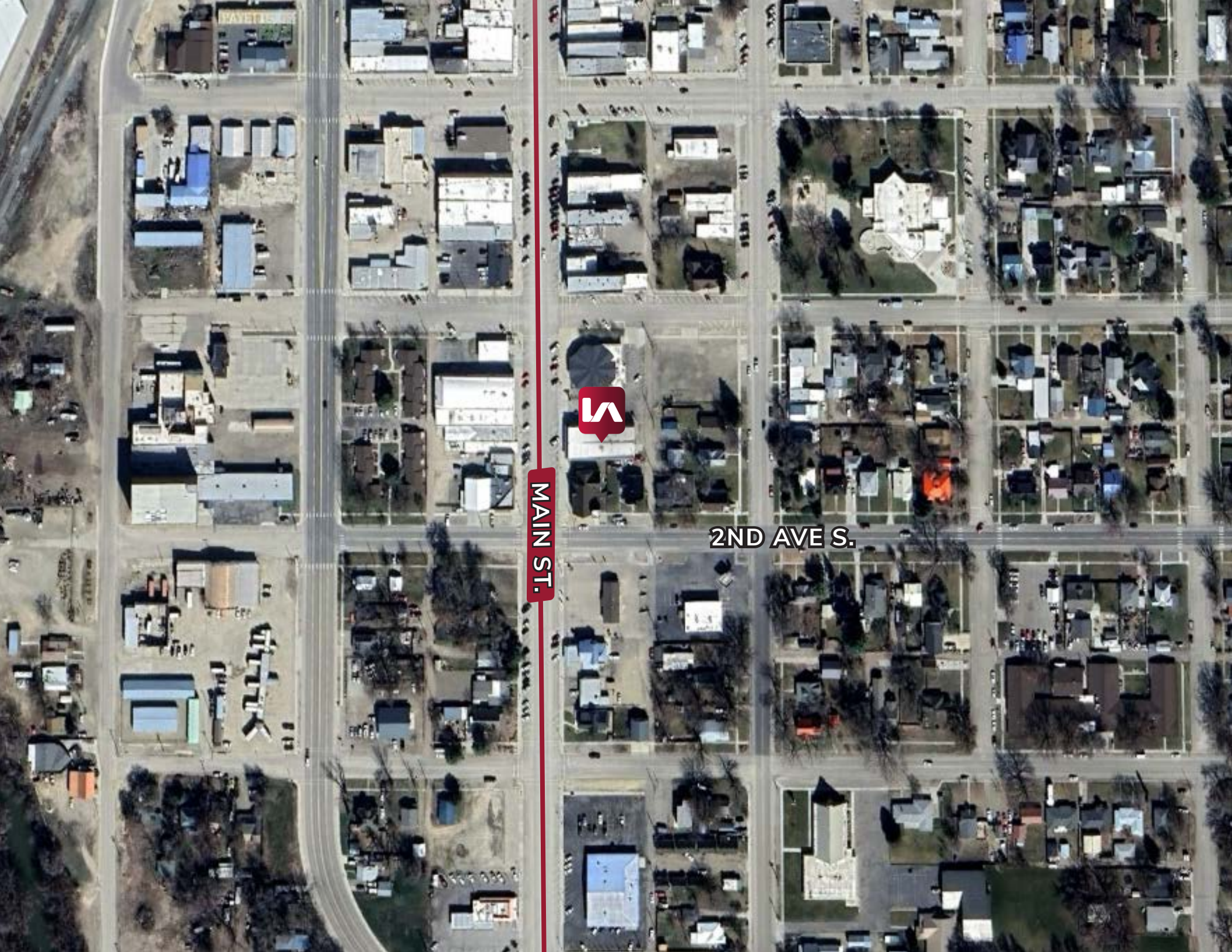


RECENT UPGRADES:

Recent repairs include two (2) new heating and cooling systems, two (2) new electrical panels and new roof less than ten (10) years ago







MAIN ST.

2ND AVE S.

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	9,755	23,047	34,651

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$78,782	\$80,606	\$79,588

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	3,725	8,615	12,869

LABOR FORCE

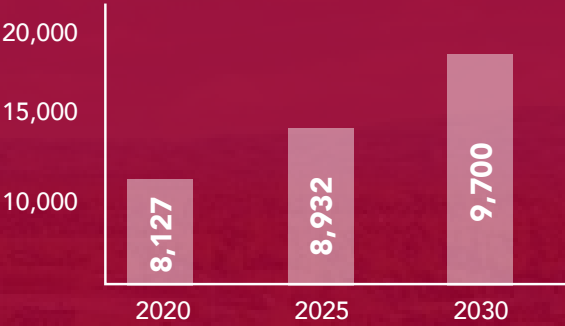
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	4,289	9,706	14,570

KEY EMPLOYERS

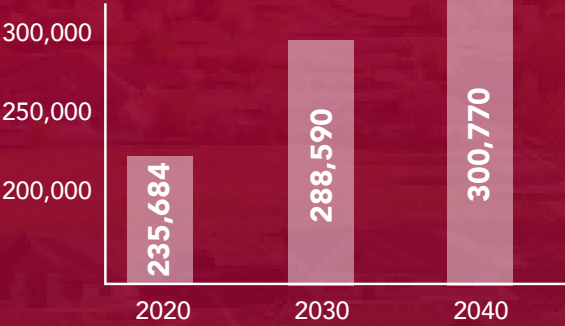
	# OF EMPLOYEES
Seneca Foods	150 +
Payette School District	200 +
Woodgrain Millwork	500 +
Albertsons	150 +
Dickinson Frozen Foods	500 +

GROWTH PROJECTION

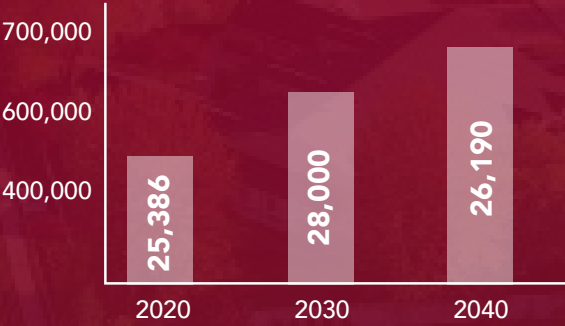
PAYETTE



BOISE



PAYETTE COUNTY

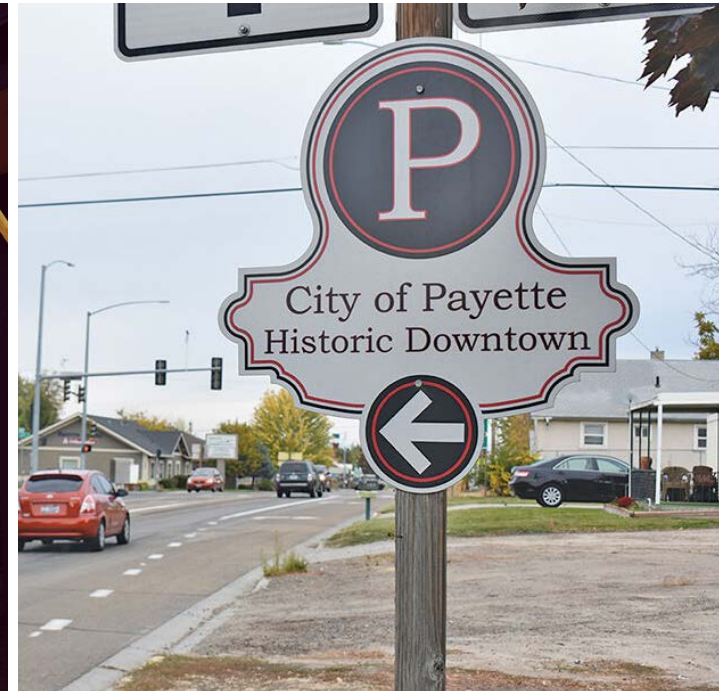


AREA OVERVIEW

PAYETTE, ID

Once rooted in agriculture and timber, Payette, Idaho has evolved into a dynamic community blending tradition with modern growth. Positioned along the Snake River and near the Oregon border, Payette benefits from its strategic location as both a gateway to the Treasure Valley and a hub for regional commerce. The city's small-town charm, combined with ongoing economic development initiatives, has created fertile ground for business expansion, residential growth, and community investment. With its strong agricultural heritage, affordable real estate, and growing workforce, Payette is poised at the crossroads of opportunity and progress.

Payette's historic downtown, recreational amenities, and close-knit community identity make it an attractive destination for families, entrepreneurs, and investors alike. The city's mix of retail, light industrial, and service-oriented businesses supports a resilient local economy, while nearby highways and rail connections ensure accessibility and regional connectivity. As Payette continues to balance growth with its heritage, it offers a unique blend of lifestyle and investment potential within the Treasure Valley.





FOR MORE INFORMATION, PLEASE CONTACT

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