

NAI Select



522 SOUTH MIDDLEFORK ROAD

Office/Retail Building For Sale
±0.29 acres in Garden Vally, Idaho

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R RALLENS REALTY
CONSULTANTS



PROPERTY INFORMATION

PROPERTY TYPE	Office / Retail Building
PURCHASE PRICE	\$749,000
ADDRESS	522 South Middlefork Road, Garden Valley, ID 83622
ACRES	±0.29
CITY	Crouch, ID
ZONE	CBD (Commercial Business District)
BUILDING SIZE	+/- 2,621 SF

HIGHLIGHTS

- Centrally located in the growing Garden Valley area
- Spacious and flexible floor plan
- Ample parking for employees and visitors
- Adjacent to Garden Valley Market
- Surrounded by thriving commercial and business activity
- Zoned CBD for versatile use
- Upstairs suite currently generating income as an Airbnb
- Shop and yard with roll-up door facing the grocery store

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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522 South Middlefork Road GARDEN VALLEY, ID



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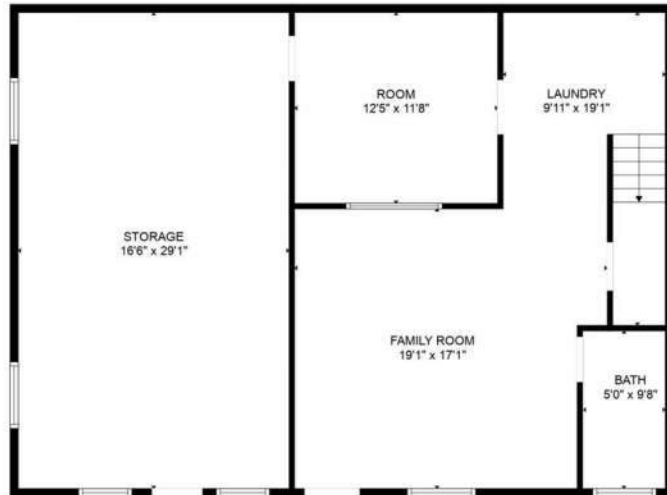
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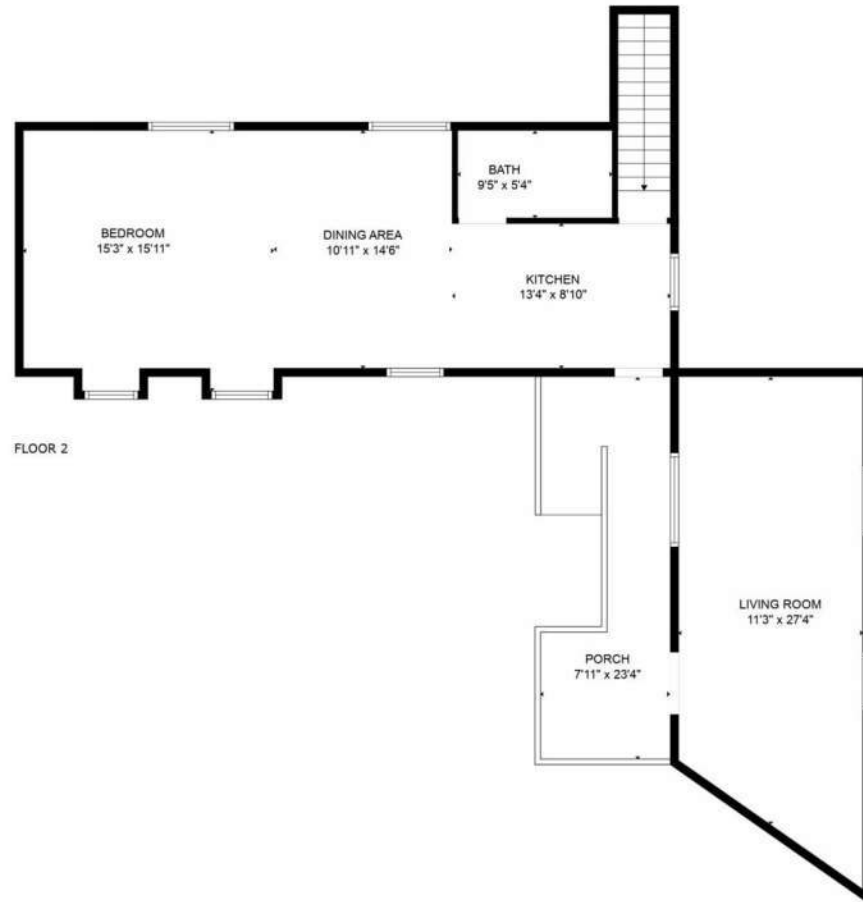
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FLOOR 1



FLOOR 2

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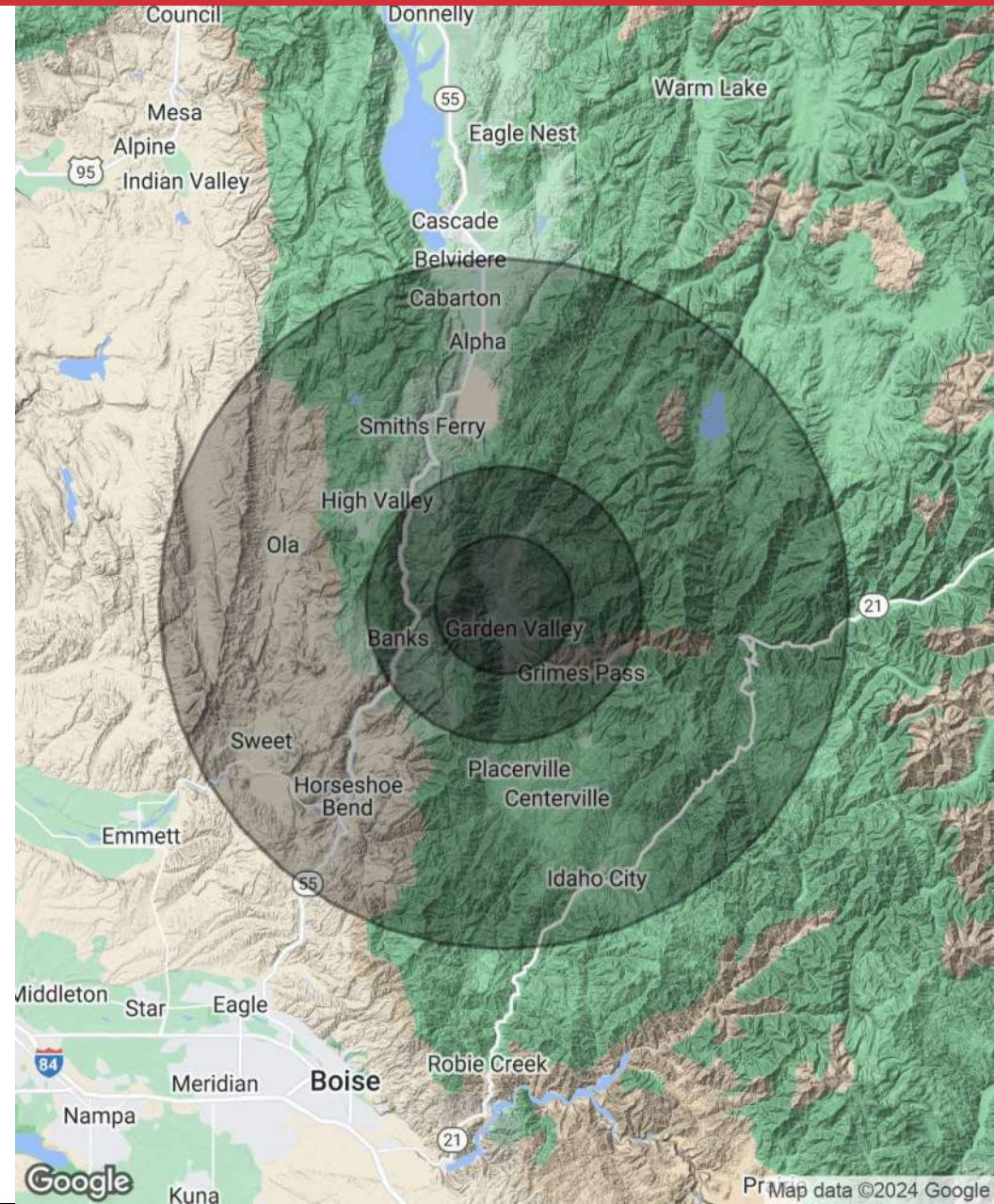
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POPULATION	5 MILES	10 MILES	25 MILES
Total Population	2,107	2,357	8,066
Average Age	53	53	50
Average Age (Male)	53	53	50
Average Age (Female)	54	54	50

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	950	1,069	3,597
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$89,446	\$88,746	\$90,545
Average House Value	\$476,076	\$473,366	\$516,766

Demographics data derived from AlphaMap



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