

45 North Commercial Street • Glens Ferry, ID 83623

PRICE REDUCED!



FOR SALE

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SELLER FINANCING AVAILABLE!

PROPERTY DESCRIPTION

Iconic building in Glenn's Ferry's downtown core. The property consists of 6 city lots and has huge potential for future redevelopment or additional buildings being built. The two story brick building has lived many lives in its 120+/- year history. Make this piece of history your own. Glenn's Ferry hosts thousands of visitors every year for recreation, fishing, boating, hunting, wine tasting, camping, visiting the Three Island Crossing State Park, and much more. The two smaller spaces have seen many uses over the years as well, including a bank, a butcher shop, a gift store, office and much more.

LOCATION DESCRIPTION

Located in the heart of Glenn's Ferry's historic downtown core. These six city lots are situated on a hard corner of Idaho and Commercial Streets. Excellent access, parking, and visibility.

SUMMARY

Price: \$385,000

Building SF: 10,000

Lot Size: 0.48 Acres

Lease Rate: Contact Agent

Year Built: 1900+/-

Zoning: CITY





Property Overview

Seller financing available! Iconic building in Glenn's Ferry's downtown core. The property consists of 6 city lots and has huge potential for future redevelopment or additional buildings being built. The two story brick building has lived many lives in its 120+/- year history. Make this piece of history your own. Glenn's Ferry hosts thousands of visitors every year for recreation, fishing, boating, hunting, wine tasting, camping, visiting the Three Island Crossing State Park, and much more. The two smaller spaces have seen many uses over the years as well, including a bank, a butcher shop, a gift store, office and much more. The two commercial spaces (20 & 30 W Idaho Street) have been remodeled and are leased for \$1000 and \$500 per month (total \$1,500/mo)! The incoming rent nearly covers the seller financing monthly payments.

Property Highlights

- Two remodeled commercial spaces plus one historic two story brick building
- 6 City Lots totaling .482 acres
- 10,000+/- sf
- Hard corner with excellent visibility on the road to Three Island Crossing
- Seller financing terms: \$130,000 down payment. 20 year amortization. 6.0% interest rate. Payment estimated at \$1,943.82/mo.
- Monthly rental income for two retail spaces equals \$1,500/month

Price:	\$385,000
Building SF:	10,000
Price / SF:	\$38.50
NOI:	\$18,000
Occupancy:	Approx. 30%
Lot Size:	0.48 Acres
Parking:	Paved 20+/- spaces

Location & Highlights

45 N Commercial Street - Glenn's Ferry



LOCATION INFORMATION

Building Name:	45 N Commercial Street - Glenn's Ferry
Street Address:	45 N Commercial Street
City, State, Zip	Glenn's Ferry, ID 83623
County:	Elmore
Market:	Glenn's Ferry
Sub-market:	Downtown
Cross Streets:	Idaho and Commercial

LOCATION OVERVIEW

Glenn's Ferry is situated along the North banks of the Snake River in Southern Idaho. The region is mostly agricultural, with many eco-tourism businesses and industries thriving in the area. Wineries line the south facing slopes to take advantage of the excellent soil, temperate climate, and warm summer sun to sweeten the fruit. Boaters, fishermen, floaters, rafters, and many others flock to the river for recreation and to cool off in the hot summer. Hunters, snowmobilers, skiers, hikers, and bikers alike use Glenn's Ferry as a starting point for their adventures. Ranching, farming, and dairy farms are some of the main agricultural industry employers in the region and provide much of the dairy, beef, grains, and potatoes for the rest of the state and region.

PROPERTY HIGHLIGHTS

- 10,000 +/- sf of existing building
- 6 City Lots equaling .482 +/- acres
- Seller financing available
- Located in historic downtown core
- Many potential options for use
- Two smaller spaces have been remodeled and are leased for \$1500/mo total
- Collect monthly income while you remodel the larger brick building to fit your vision.
- Surface parking is all concrete for great durability
- Potential for future redevelopment of the 6 lots
- Two remodeled spaces include new HVAC (mini-split units for excellent comfort)

Property Photos

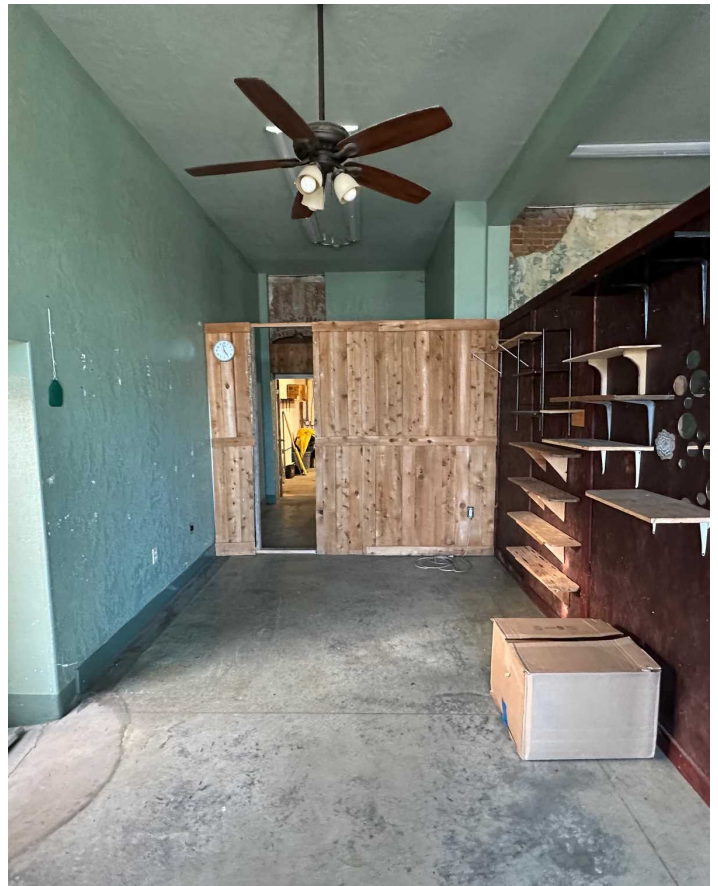
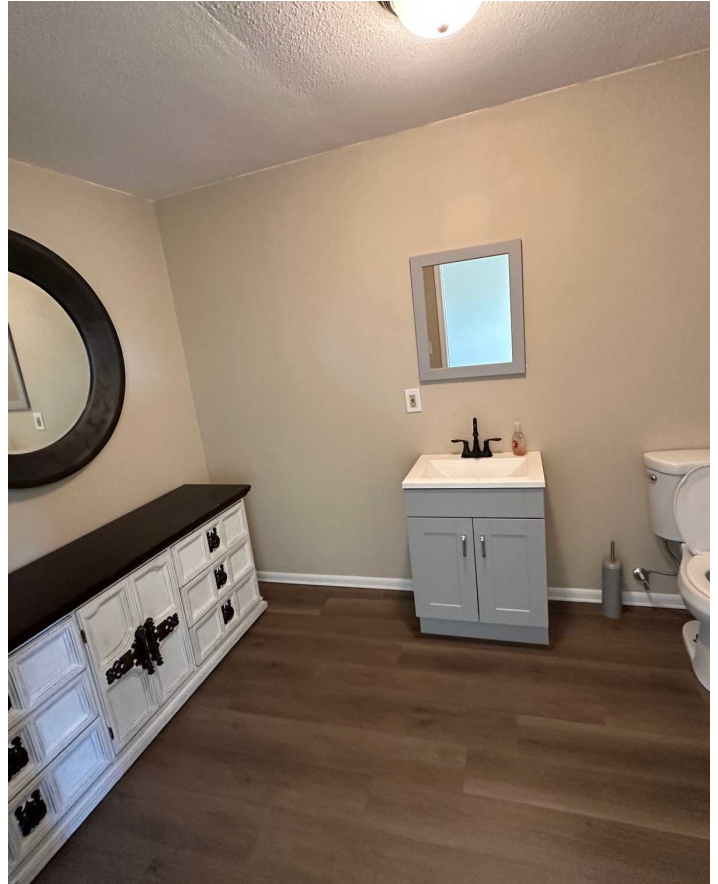
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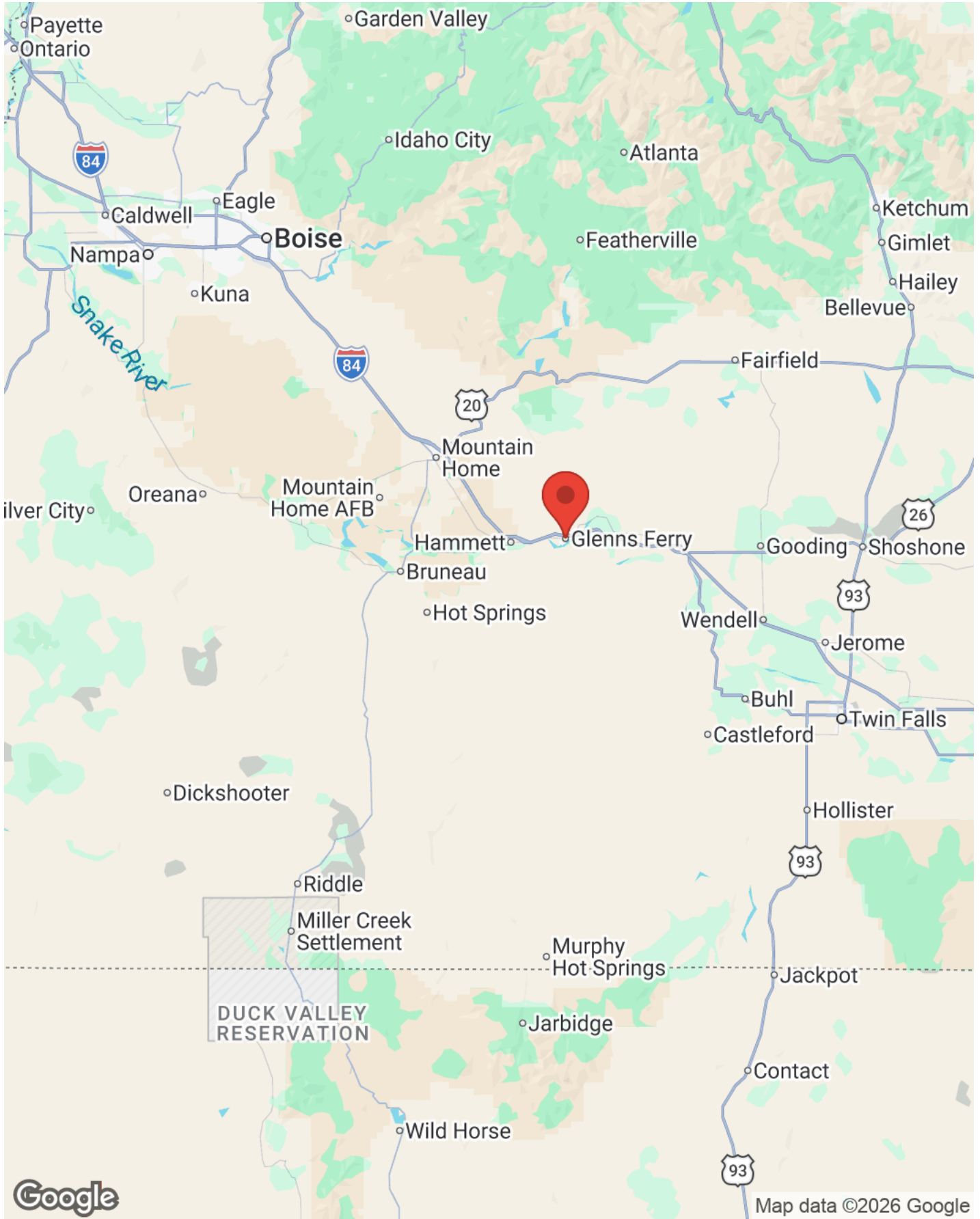
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Regional Map

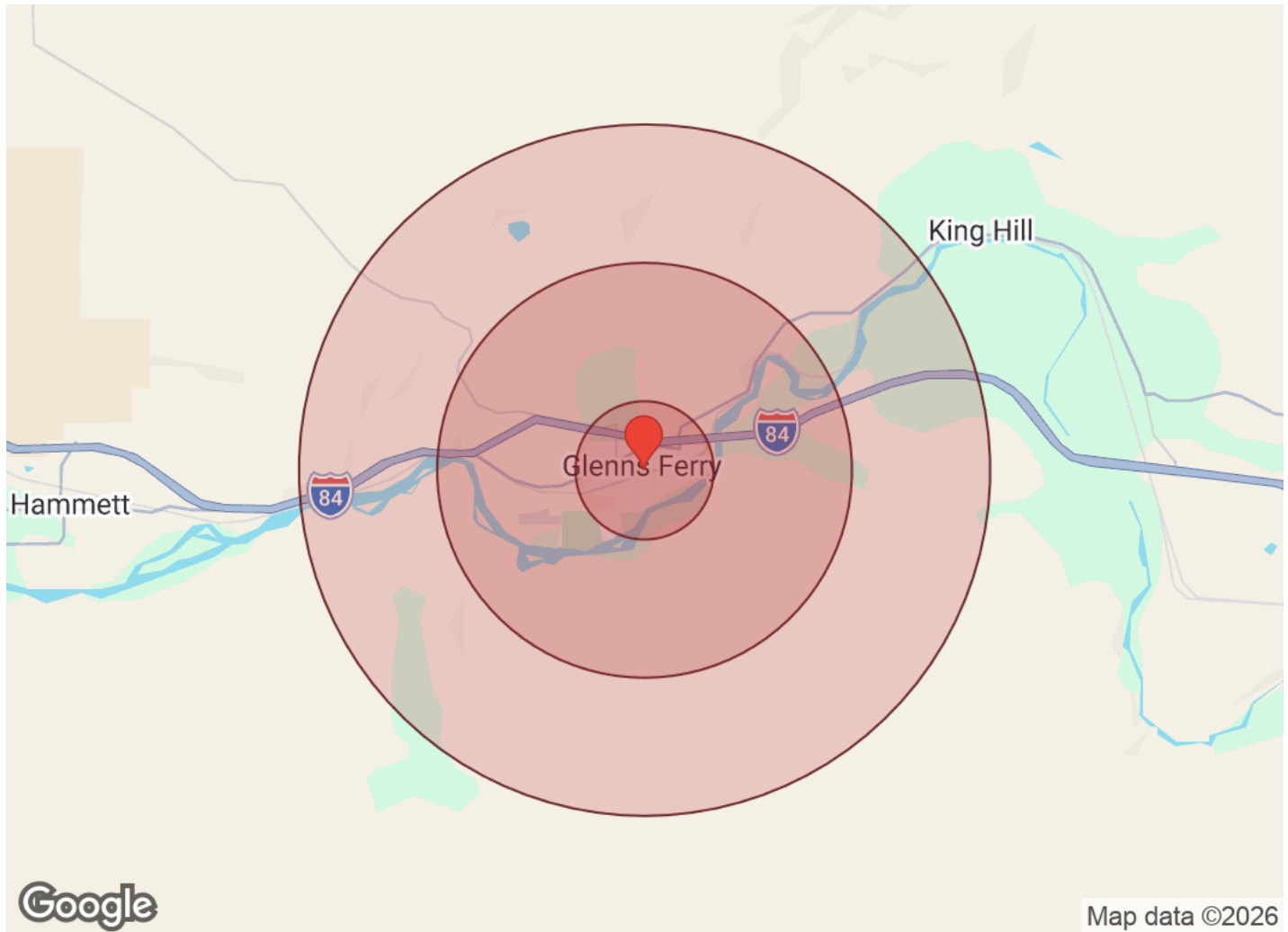
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Demographics

45 N Commercial Street - Glenn's Ferry



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	672	765	842
Female	660	741	809
Total Population	1,333	1,506	1,652

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	968	1,109	1,228
Black	1	1	2
Am In/AK Nat	5	5	6
Hawaiian	2	2	2
Hispanic	305	328	348
Asian	10	12	13
Multiracial	40	45	48
Other	3	4	4

Housing	1 Mile	3 Miles	5 Miles
Total Units	620	727	816
Occupied	557	638	706
Owner Occupied	383	443	494
Renter Occupied	174	195	212
Vacant	63	89	110

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	248	270	290
Ages 15 - 24	151	167	181
Ages 25 - 54	455	505	548
Ages 55 - 64	172	204	230
Ages 65+	307	361	405

Income	1 Mile	3 Miles	5 Miles
Median	\$50,930	\$51,400	\$51,760
Under \$15k	71	78	84
\$15k - \$25k	44	49	52
\$25k - \$35k	102	117	128
\$35k - \$50k	52	63	71
\$50k - \$75k	117	124	129
\$75k - \$100k	70	80	87
\$100k - \$150k	83	98	111
\$150k - \$200k	15	25	33
Over \$200k	1	6	9