

COMMERCIAL DIVISION

OFFERED AT \$1,300,000.00



Property is being sold in "as is" condition.



PROPERTY OVERVIEW

819 Main Street || Caldwell, ID 83605

Zoned "City Center"

Real Estate Only — Fantastic location in downtown Caldwell near Indian Creek Plaza, with outdoor concerts and ice-skating ribbon, movie theater, shopping and more! Long-time restaurant AND lounge/bar location, both have separate entrances and separate restrooms, with a shared kitchen area. Attached to the restaurant is a private banquet room with a 20 maximum occupant load. Basement includes office, large meeting space, storage, built-in lockers, half bath and more. Private parking lot with 12 striped parking spaces plus 1 handicapped space. 2 additional parking spaces in gazebo location. Parking lot has new asphalt and striping.

- (M) 4,598 SF (B) 3,098 SF
- 3 Water Heaters
- Walk-in Cooler/Freezer
- Tables/Chairs/Booths
- 3 Furnace & 3 A/C Units
- Washer & Dryer Hookups
- Commercial Stove & Hood
- Dishwasher & Salamander

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524 Cleveland Blvd., Suite 205, Caldwell, ID 83605 || 208-459-4326





LOCATION DESCRIPTION

Businesses are increasingly choosing Caldwell for its easy access to key markets, affordable costs, and business-friendly city government. With a strong focus on supporting companies of all sizes, Caldwell provides a location for growth and success. Situated on the western edge of the Treasure Valley, short drive from Boise, Idaho's largest metropolitan area. Caldwell is the gateway to the Snake River AVA, the Sunnyslope Wine Region.

Walking Distance to the Indian Creek Plaza — the heart of downtown Caldwell. Home to over 200 events and activities annually, it's a vibrant destination year-round. In the summer, families enjoy splash pads, while winter transforms the plaza with an outdoor ice skating ribbon. The Plaza hosts a diverse mix of events, from farmers' markets and live concerts to food and drink festivals, making it a hub of local culture and entertainment.

Distance to I-84: **0.6 mi** Downtown Boise: **26.3 mi**
 Caldwell Airport: **3.5 mi** Indian Creek Plaza: **0.1 mi 3 Min Walk**



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