

MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

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FOR SALE | LAND
NEW PRICE! \$2,277,039

OWNER FINANCING AVAILABLE!

RIVER FRONT!

W CHICAGO ST., CALDWELL, ID 83605

PROPERTY HIGHLIGHTS

- 6.69AC of river front land (291,416.4 sf)
- 900 linear feet of river frontage
- Dog park & proposed amphitheater directly across the street
- Next to walking path and fishing pond
- Proposed police/fire development due north
- Level topography
- Close to freeway (I84 is 1/4 mile)
- Possible hotel site
- Round table discussion...
City of Caldwell agreed that this is an ideal place for an RV Park



OFFERING SUMMARY

NEW PRICE \$2,277,039

PRICE/SF
\$7.81 +/-

ACREAGE
6.69 +/-

PARCEL #'s
R0231101000

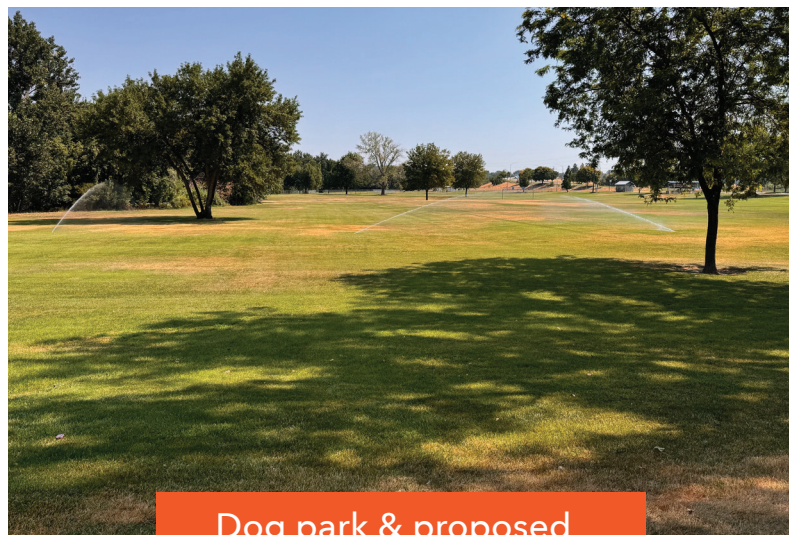
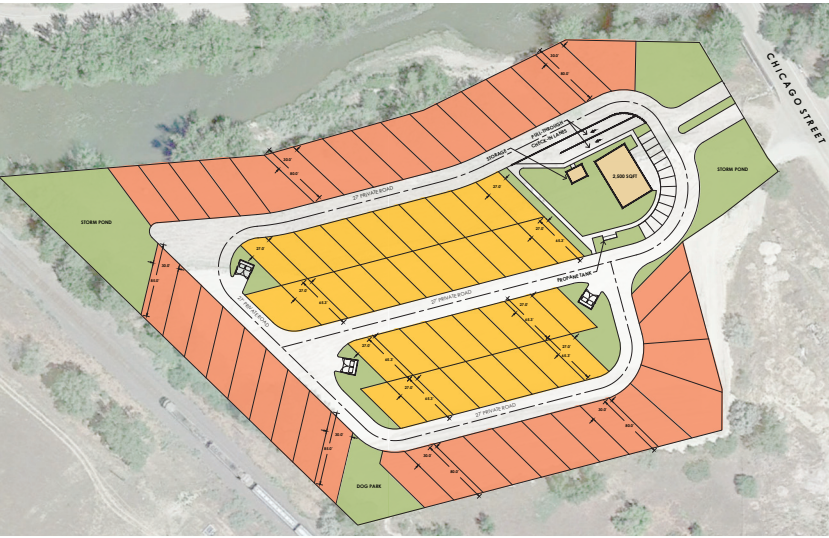
ZONING
M-1 Light Industrial

*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

**INVESTMENT
PROPERTIES**

RIVER FRONT!

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Dog park & proposed
amplitheater directly
across the street



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