

**FOR SALE – ASKING \$285,000**

Property Highlights

- Two Multi-Purpose Shop/Warehouse buildings on a 3.10-acre lot with over 500' of frontage on Interstate 86 between Lowman Exits 57 & 58.
- Zoned: Business-Highway
- Bldg. #1: 3,300+/- SF with (3) offices, restroom, shop space with 9'H x 12'W OH door and 200 Amp electric service.
- Bldg. #2: 5,000+/- SF shop space with 12' ceilings, concrete floors, sheet-rock walls & ceilings, (3) 10'H OH doors, 100 Amp electric service, propane heat, restroom, & more.
- Buildings on well & septic.
- Large parking field.
- Building SQFTG & Age per Assessor Data.
- Lot recently expanded to 3.10 Acres. The tax data of \$4,522 applies to the original Tax ID parcel, which consists of 1.68 Acres. The additional acreage is not yet reflected in the Tax Data. Survey on file.
- Billboard income is not included in the sale.

EXCLUSIVE CONTACT

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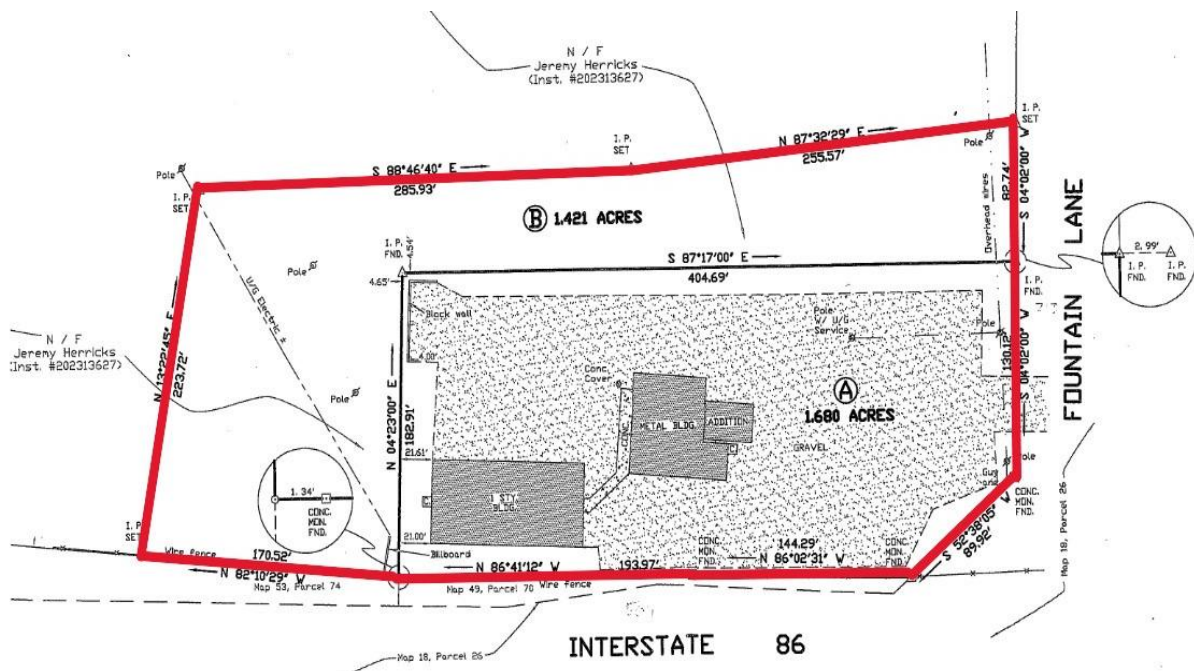
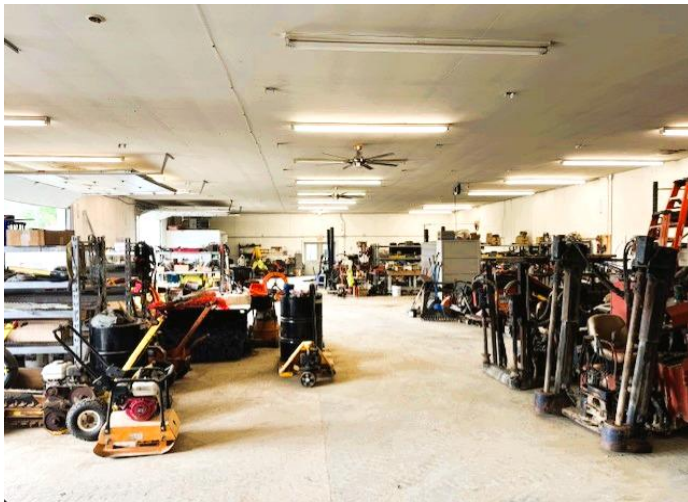
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A wide-angle photograph of a large, well-lit industrial workshop or garage. The space is filled with various equipment, including a blue hydraulic lift, shelves stocked with tools and supplies, and a large red fire extinguisher. The floor is concrete, and the ceiling has exposed pipes and fluorescent lighting.



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