

OWNER USER/INVESTMENT SALE



Sale Price	\$1,050,000
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OFFERING SUMMARY	
Building Size:	5,800 SF
Lot Size:	0.51 Acres
Number of Units:	6
Price / SF:	\$181.03
Year Built:	1912

PROPERTY OVERVIEW

Multi tenant building available in Hayden, Idaho. Front commercial unit on Government Way is currently on leased until April 2025, all other 5 residential units are on month to month basis.



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ADDITIONAL PHOTOS



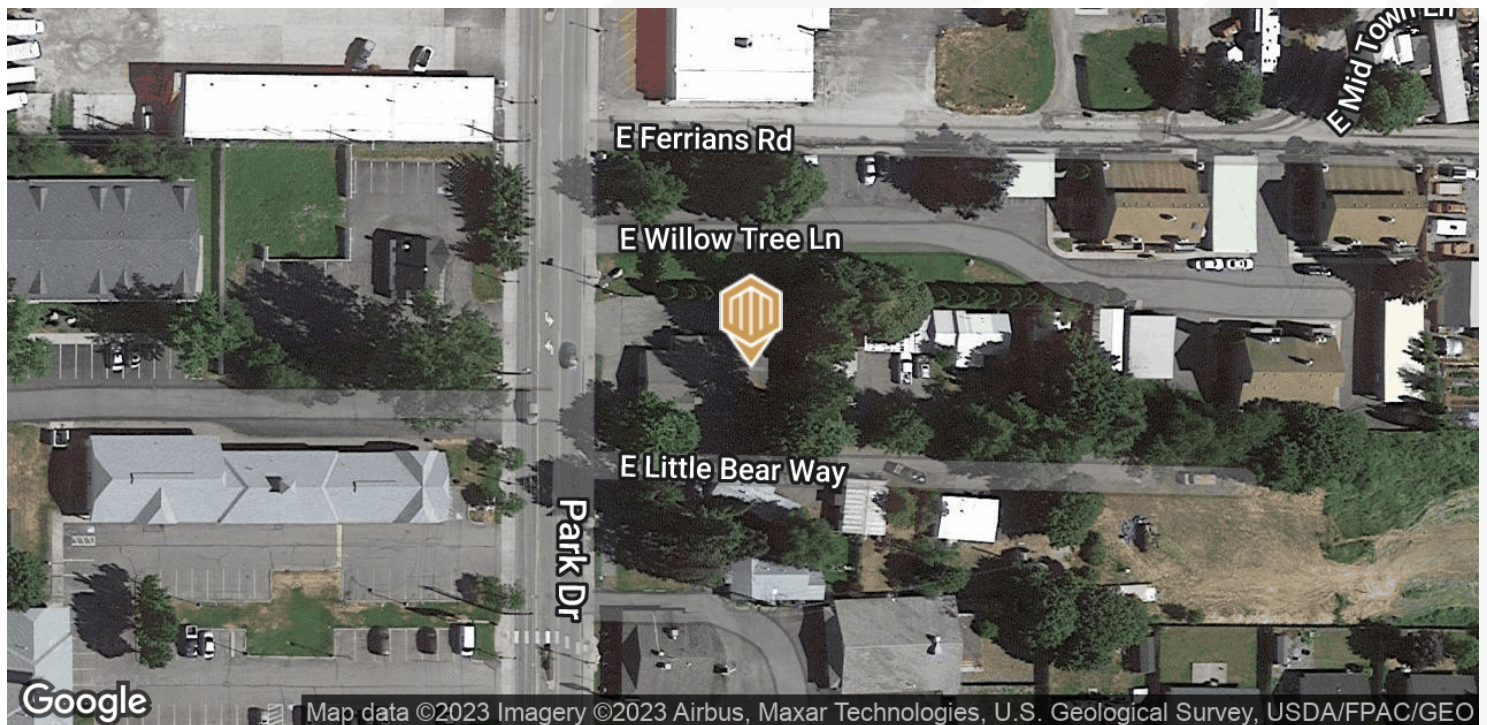
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LOCATION MAP



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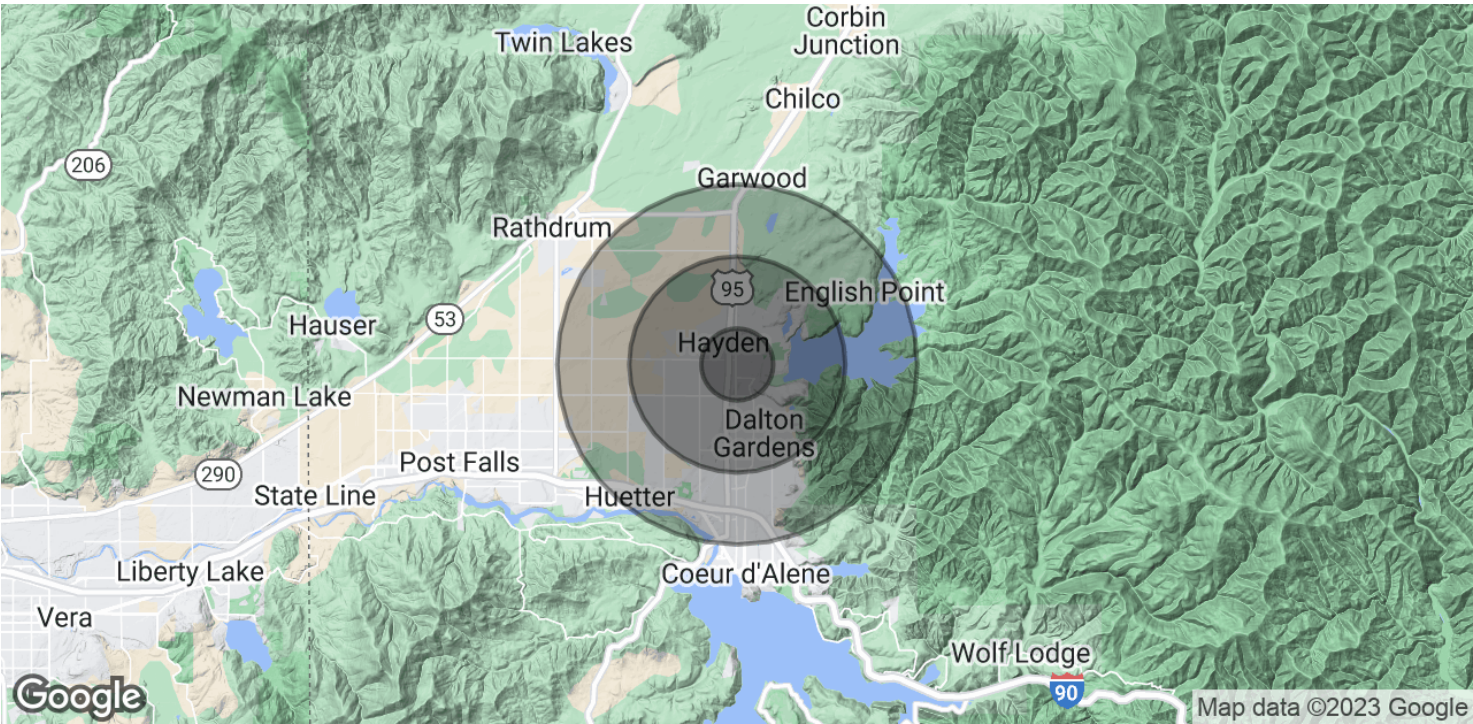
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,479	29,027	63,556
Average age	43.7	39.8	38.2
Average age (Male)	39.6	37.2	35.8
Average age (Female)	47.9	42.5	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,439	11,904	26,585
# of persons per HH	2.2	2.4	2.4
Average HH income	\$55,371	\$57,350	\$54,968
Average house value	\$293,009	\$271,359	\$248,551

* Demographic data derived from 2020 ACS - US Census

