

MIXED-USE BUILDINGS FOR SALE 19 & 21 S. MAIN ST.

Payette, ID 83661



OFFERING SUMMARY

SALE PRICE: \$165,000

BUILDING SIZE: 2,000

ZONING: C1- Commercial
Downtown

FINANCIALS: Must sign a
confidentiality
agreement

PROPERTY OVERVIEW

Lee & Associates is pleased to present this opportunity in Payette, Idaho, which offers a charming and picturesque environment with a strong focus on outdoor recreation and agricultural heritage. Payette's historic downtown area showcases unique architecture, local shops, and dining options, fostering a sense of community. The town hosts various events and festivals, bringing residents together and creating a friendly atmosphere. Payette provides an affordable cost of living compared to urban areas, making it an appealing choice for families and retirees. The community is well-connected with convenient access to major highways, allowing for easy travel to nearby cities. Supporting local businesses adds to the unique charm of this welcoming and tight-knit town.

PROPERTY HIGHLIGHTS

- Can be purchased with 2nd N. Main St., Payette, ID 83661
- Value-add opportunity
- Convenient access to major highways for easy travel to nearby cities and attractions.
- Support for local businesses enhances the unique charm of the community
- Private parking

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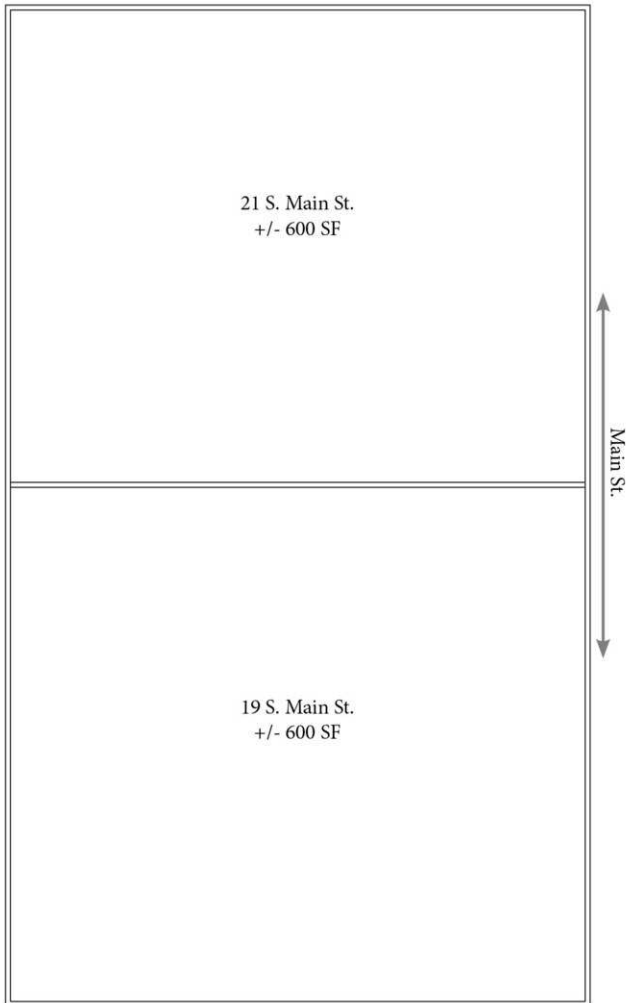
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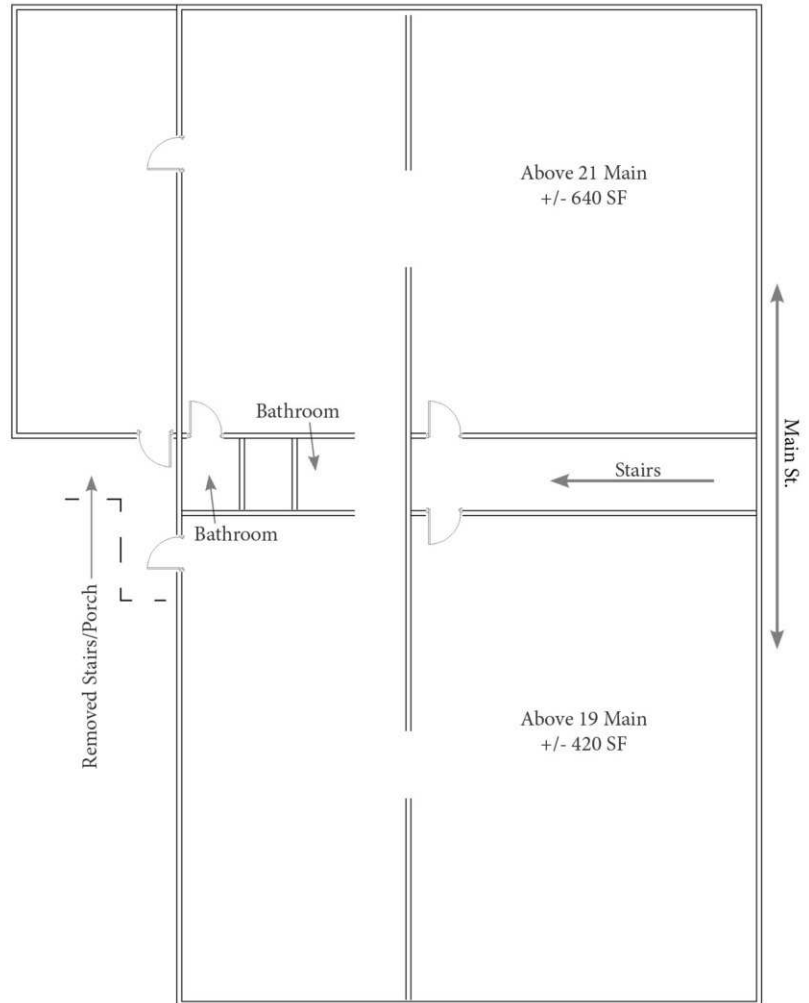


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Floor Plan - First Level



Floor Plan - Second Level



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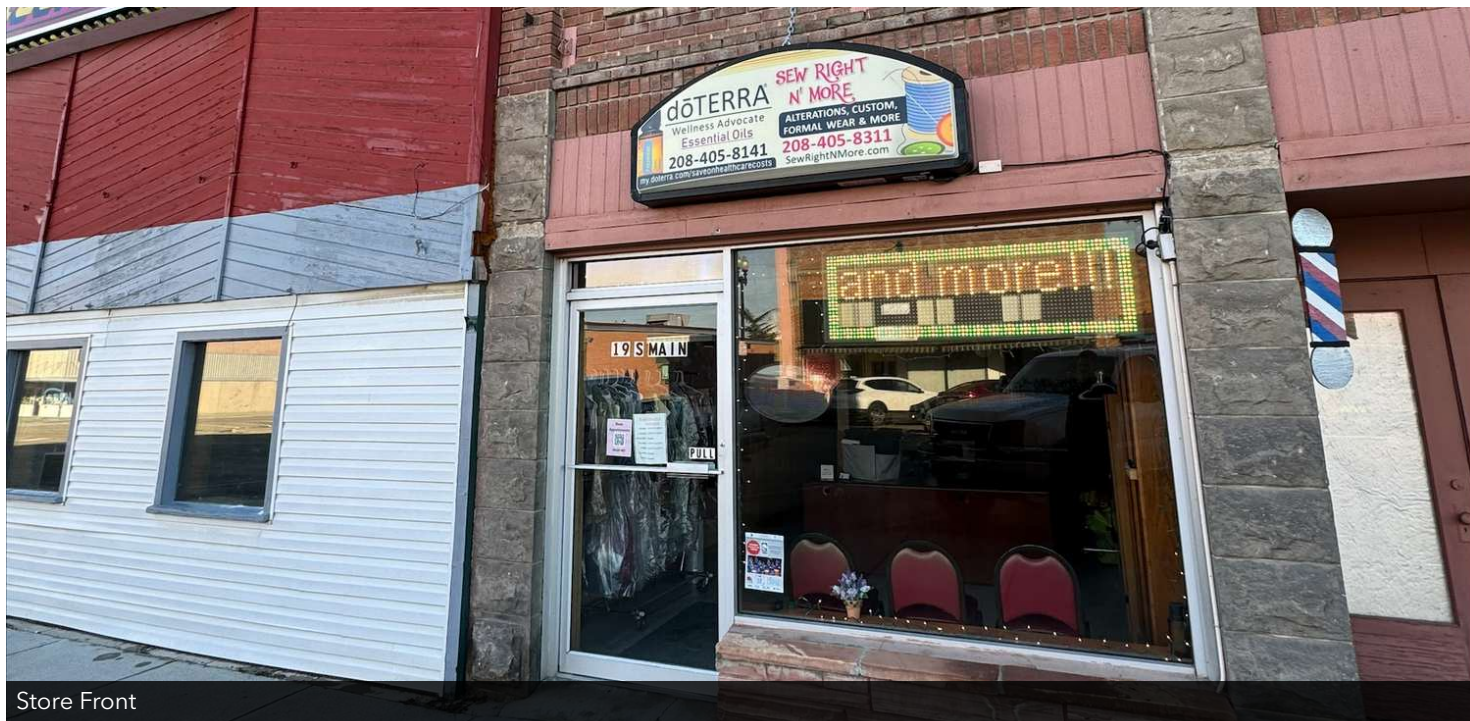
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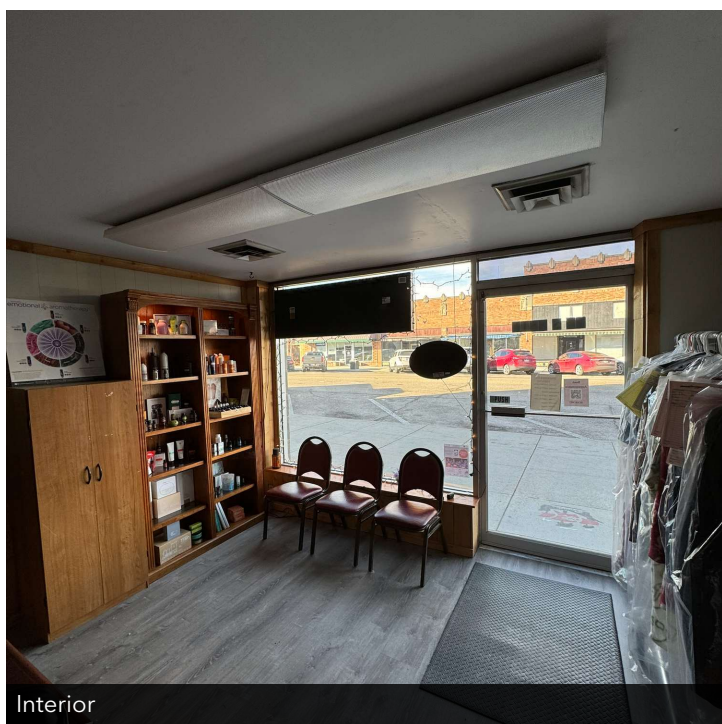
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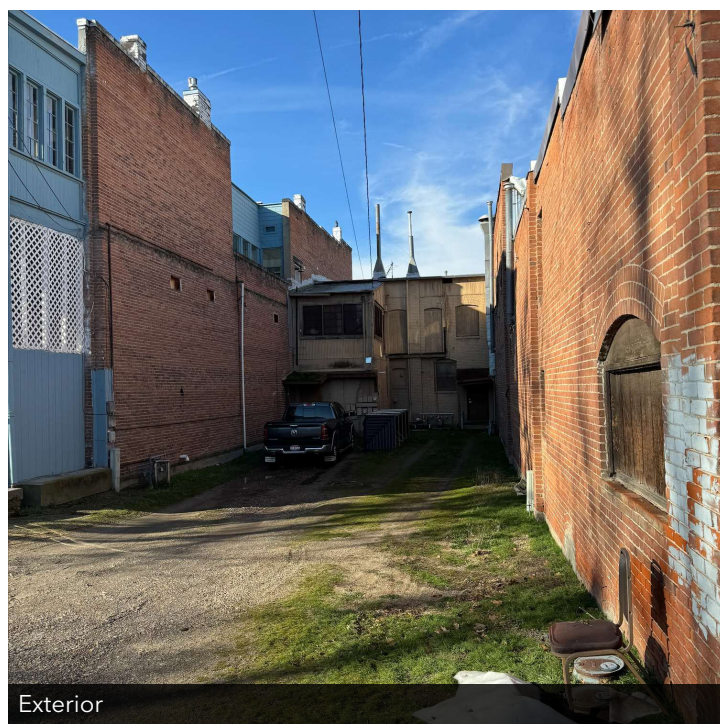
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Store Front



Interior



Exterior

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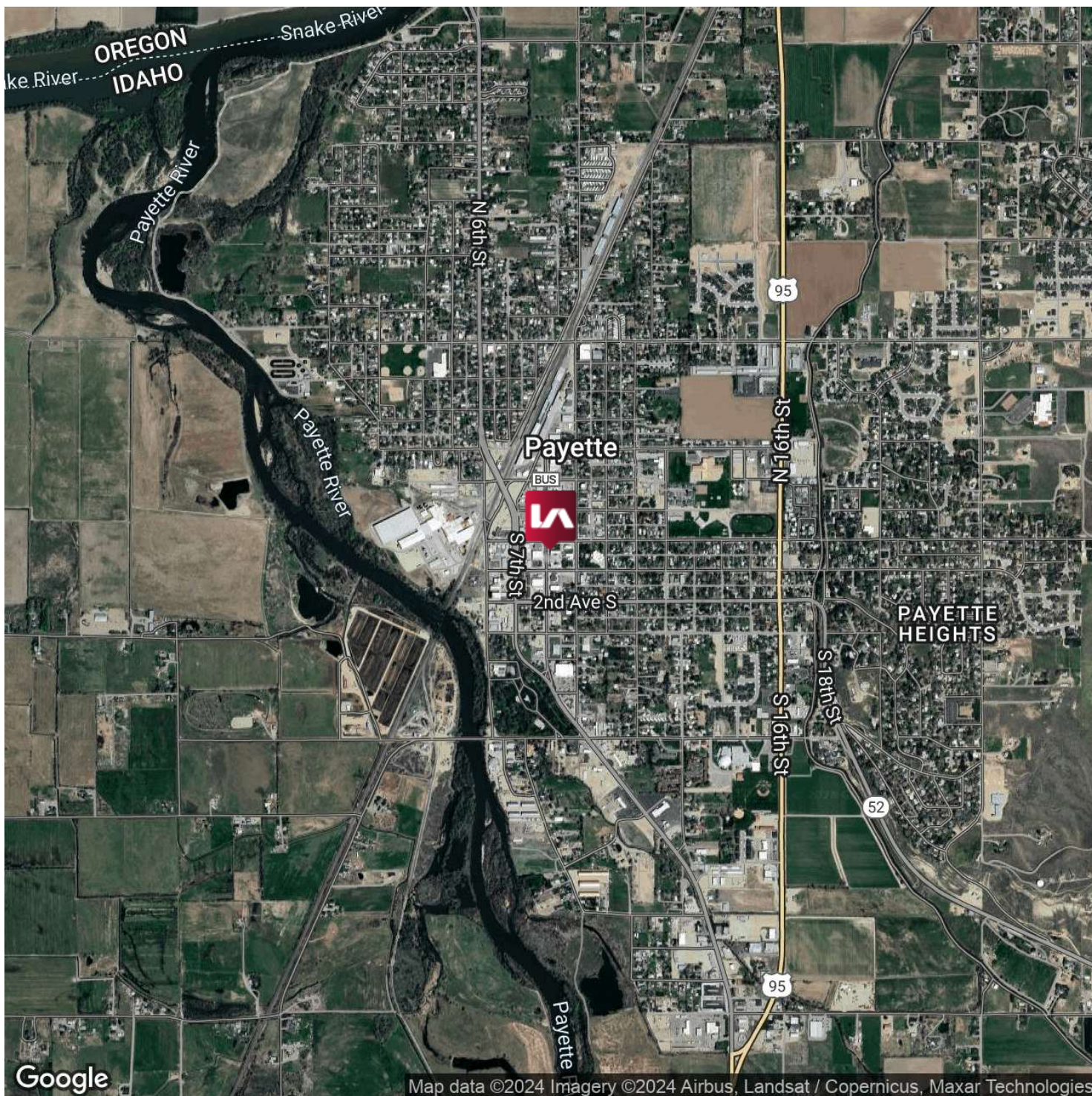
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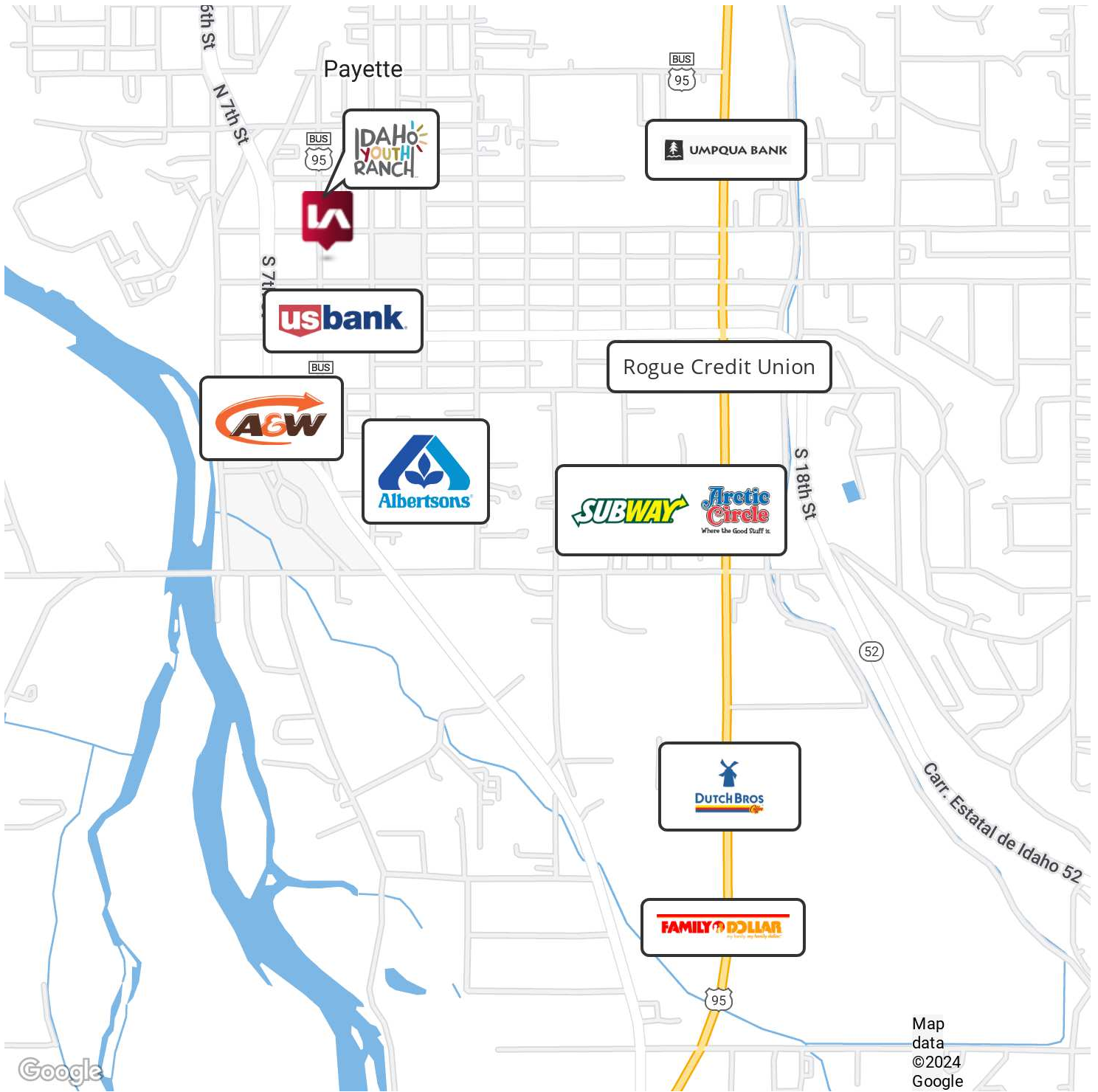
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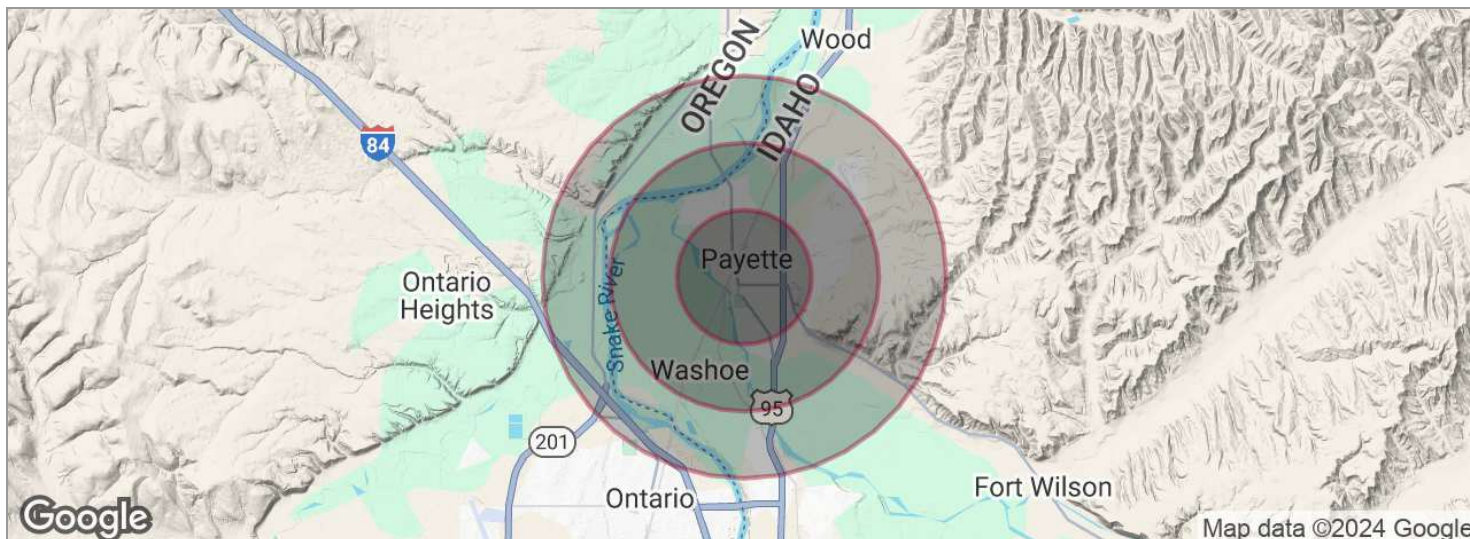
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POPULATION	1 MILE	2 MILES	3 MILES
Total population	2,487	5,893	10,801
Median age	40.3	40.5	38.6
Median age (Male)	38.5	39.7	38.4
Median age (Female)	43.7	42.6	40.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	1,052	2,459	4,386
# of persons per HH	2.4	2.4	2.5
Average HH income	\$54,392	\$56,694	\$55,718
Average house value	\$139,507	\$169,779	\$168,500

* Demographic data derived from 2020 ACS - US Census

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