

# 15 SOUTH IDAHO STREET

Wendell, ID 83355

4,147 SF Building / For Sale / \$475,000



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WE ARE  
THE CENTER  
OF RETAIL

## OVERVIEW

4,147 SF Building / For Sale / \$475,000

## PROPERTY HIGHLIGHTS

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ADDRESS	15 S. Idaho Street, Wendell, ID 83355
SALE PRICE	\$475,000.00
PARCEL ID	W2000084012A
BUILDING SIZE	4,147 Total SF
LAND AREA	0.36 Acres (15,625 SF)
ZONING	Commercial
PARKING	8 Parking Stalls and Street parking
BRANCH CLOSE DATE	May 6, 2025
SHOWINGS	By Appointment Only

## LISTING FEATURES

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- Located on the hardcorner of S. Idaho Street & E. Main Street in Wendell, Idaho - [Google 360 View](#)
- Designated parking lot & drive through window
- New roof installed in 2021
- Potential use for office or retail
- Located in the heart of Wendell and surrounded by several retailers, restaurants and other professional services
- Direct access to Interstate 84 and ID Hwy Route 46 from S. Idaho St.



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## AERIAL MAP

4,147 SF Building / For Sale / \$475,000

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Estimated Population	3,116	3,910	4,886
2029 Projected Population	3,183	3,975	4,929
HOUSEHOLDS			
2024 Estimated Households	1,082	1,343	1,645
2029 Projected Households	1,116	1,378	1,677
2024 Est. Average HH Income	\$57,865	\$62,080	\$68,614
2029 Est. Average HH Income	\$67,219	\$71,914	\$78,991
BUSINESSES / EMPLOYEES			
Total Businesses	109	128	150
Daytime Population/Employees	856	1,048	1,336

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING.  
ESRI FORECASTS FOR 2024 AND 2029. ESRI CONVERTED CENSUS 2000 DATA INTO 2010  
GEOGRAPHY

