

COMMERCIAL BUILDING FOR SALE 620 S. MAIN ST.

Payette, ID 83661



OFFERING SUMMARY

Sale Price:	\$450,000
Building Size:	4,763 SF
Site Area:	1.1 AC
Year Built:	1900
Clear Height:	10'
Zoning:	C- Commercial
Parcel:	P1940024000D

PROPERTY OVERVIEW

Lee & Associates is pleased to present this versatile 4,763 SF commercial building on just over one acre in the heart of Payette, Idaho. Strategically positioned along Main Street, the property boasts excellent visibility, strong signage opportunities, and easy street access, making it an ideal choice for businesses seeking a high-profile location.

PROPERTY HIGHLIGHTS

- 4,763 SF building on 1.1 acres
- Prime Main Street frontage with high visibility
- Generously sized lot with ample on-site parking
- Flexible layout and existing food & beverage infrastructure
- Expansion and outdoor use opportunities
- Roof replaced 2020
- Bathrooms recently remodeled

Alec Dhaenens | Associate
alecd@leeidaho.com
C 208.405.3104

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PROPERTY FEATURES:

DINING AREA - Spacious layout suitable for restaurant seating or casual dining

KITCHEN - Commercial setup ready for food preparation and service

BAR - Dedicated bar area to support restaurant, brewery, or event operations

OFFICE - Private office space for management or administrative functions

OPEN EVENT SPACE - Flexible floorplan ideal for banquets, gatherings, or multi-use events

STORAGE - On-site storage for supplies and equipment

FENCED BACK PATIO - Secure outdoor area that can be used for additional seating, events, or private gatherings

BILLBOARD - On-site signage with additional income potential

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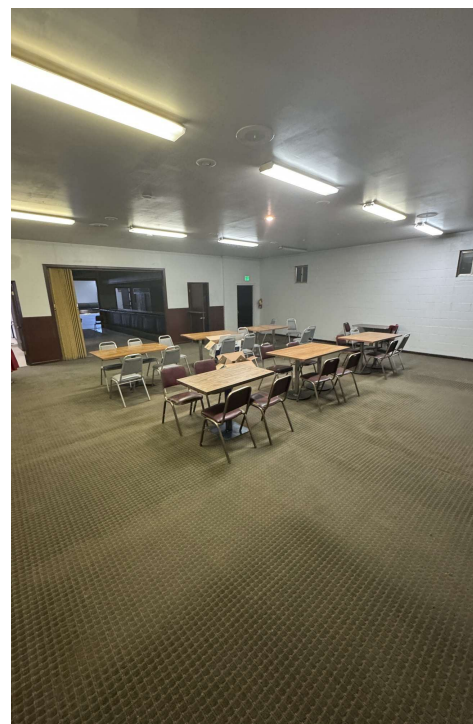
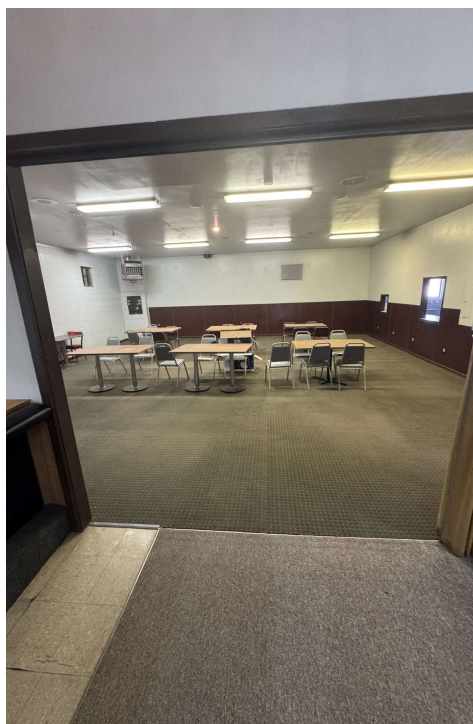
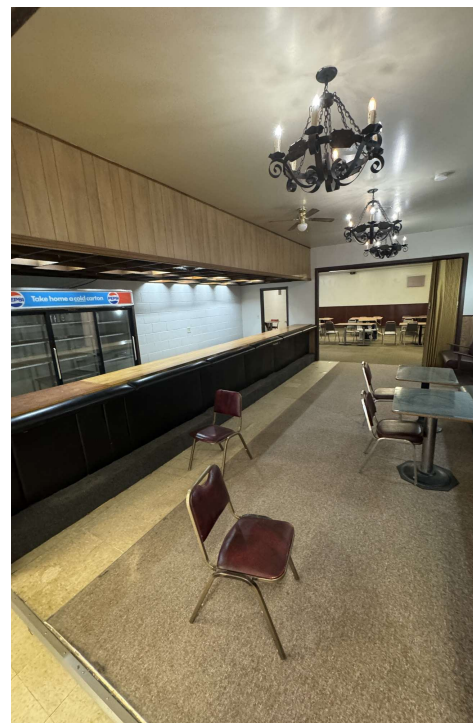
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LEE & ASSOCIATES IDAHO, LLC



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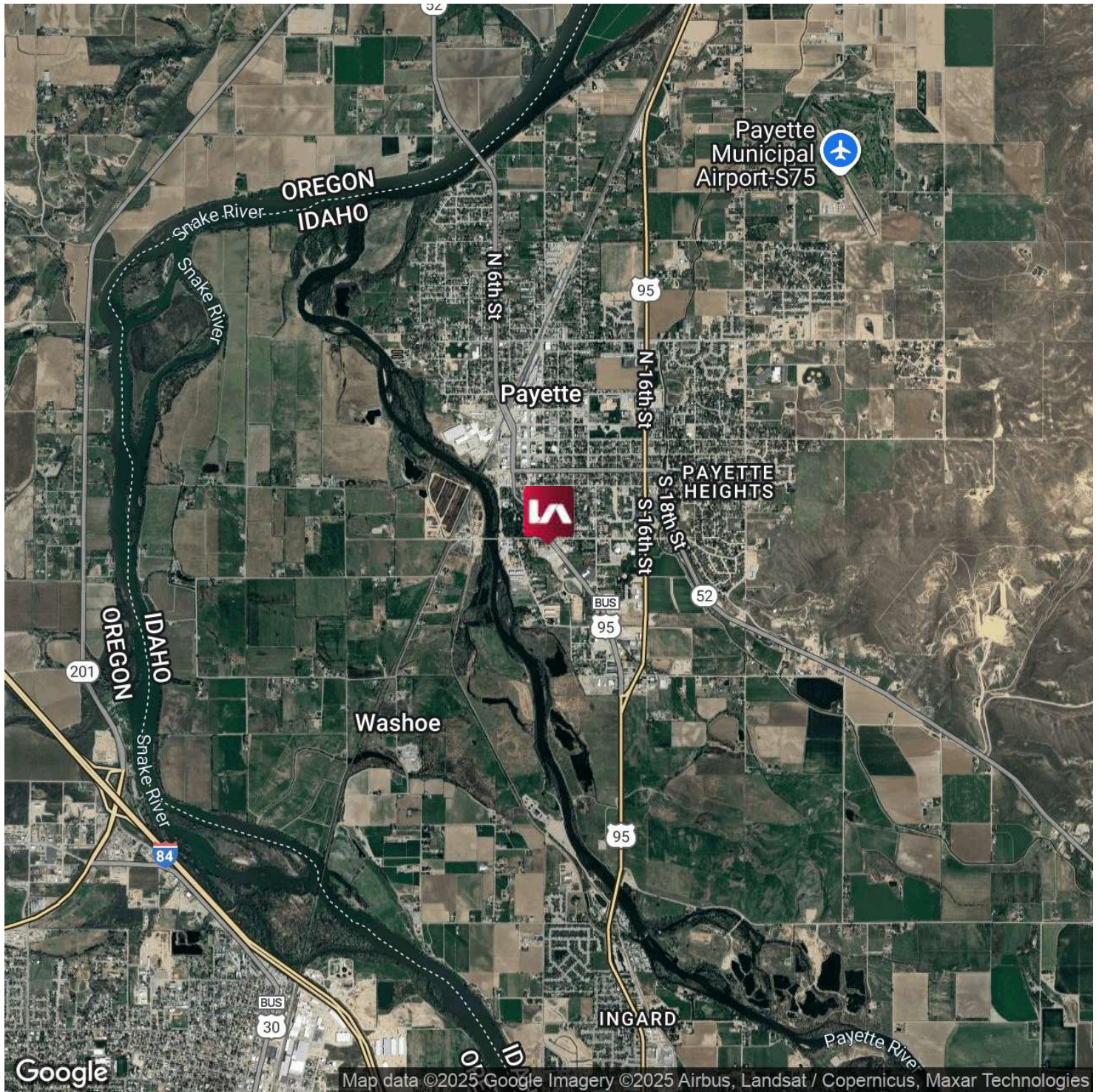
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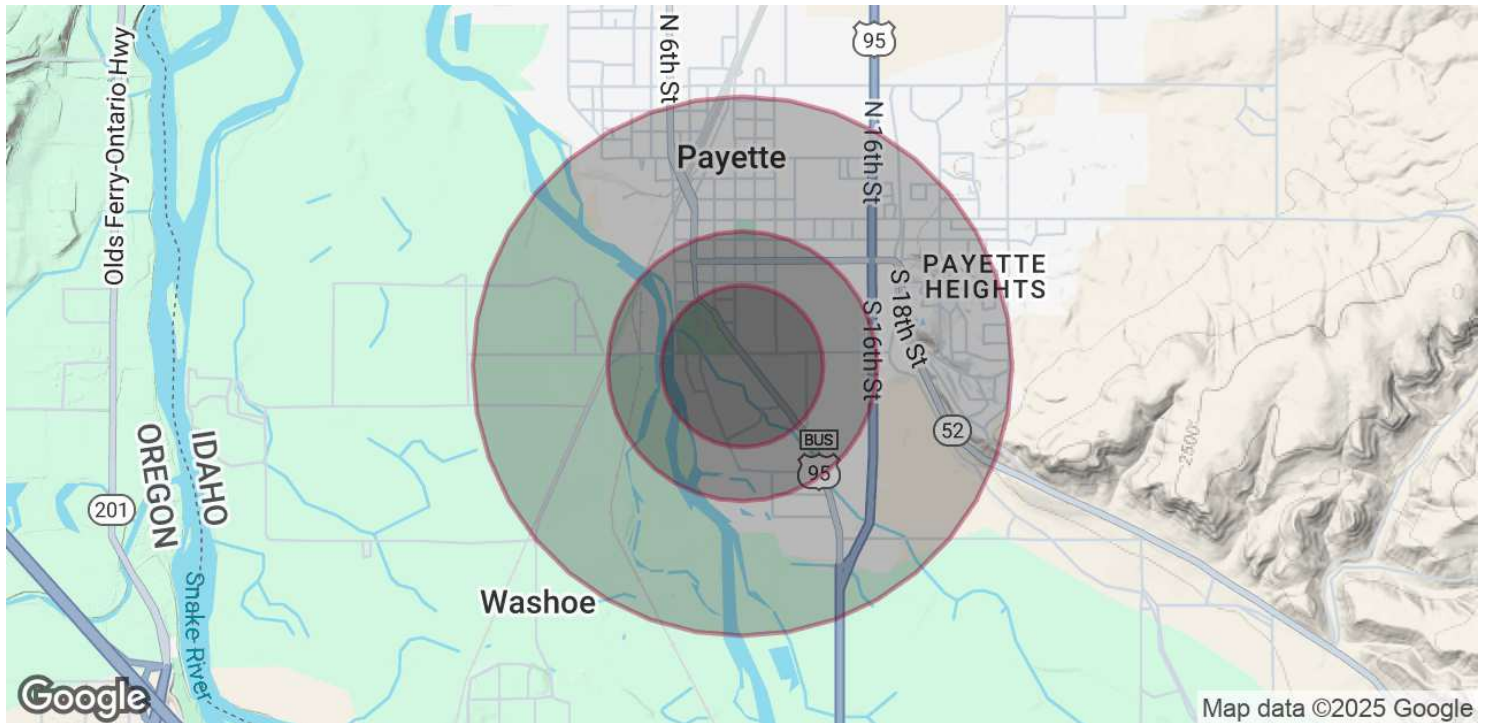
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	325	1,422	4,545
Average Age	42	40	41
Average Age (Male)	41	39	39
Average Age (Female)	43	41	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	131	579	1,787
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$68,496	\$61,353	\$70,894
Average House Value	\$290,895	\$279,188	\$343,096

Demographics data derived from AlphaMap

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