

# 414 MAIN STREET

SALMON, IDAHO 83467

EXCELLENT OWNER USER OPPORUNITY

FOR SALE



**PRICE REDUCED!**

NOW LISTED AT \$100/SF



COMMERCIAL  
REAL ESTATE

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# 414 MAIN ST

## STREET FRONT RETAIL OPPORTUNITY



### DETAILS

- ADDRESS:** 414 Main Street / Salmon, ID 83467
- PROPERTY TYPE:** Retail Building
- BLDG. SIZE:** 5,950 Sq. Ft. [4,650 SF Main Floor, 1,300 SF Lower Level]
- LOT SIZE:** 0.11 Acres
- SALE PRICE:** **\$599,000** (\$100/SF)



### HIGHLIGHTS

- High visibility on prime end cap location in the heart of downtown.
- Located in close proximity to the Salmon River, in an Idaho tourism hub for fishing, rafting, and the great outdoors.
- Recent improvements including new roof placed July 2020, rain gutters added, and LED lighting.
- Separate on site storage warehouse that can be leased.
- Bonus upstairs storage area.
- Contact agent for additional info and to set up tours.



# 414 MAIN ST

## STREET FRONT RETAIL OPPORTUNITY



# PROPERTY PHOTOGRAPHY



# SALMON LOCATOR AERIAL



# AREA INFORMATION

## SALMON IDAHO

Welcome to the City of Salmon, a small rural community of 3,300 residents — with a 1.3% growth rate — nestled in the mountains of Central Idaho.

Located along the Salmon River, “The River of No Return”, the City of Salmon’s history includes strong traditions of mining, lumbering and family ranching. Lewis and Clark crossed the Continental Divide in 1805 into the Salmon Valley during their expedition to the Pacific Ocean and received essential supplies and information from Sacajawea’s people, the AgaiDika Shoshone. Salmon, Idaho is full of historic places, interpretive signage and landmarks that paint a fascinating picture of the people who first settled the wild and untamed lands of the central Idaho mountains.

Continuing its strong natural resource heritage, the City of Salmon’s innovative spirit can also be seen in new industries and businesses that include light industrial manufacturing of technical innovations, whitewater rafting, outfitting and other recreational services.

The Salmon community benefits strongly from a healthy recreational tourist population. Providing easy access for boating, water recreation, hot spring access and other outdoor activities, Salmon attracts fisherman, rafters, hikers, and outdoor adventurers to its rich Idaho history and landscapes, making up approximately 200,000 - 300,000 tourists per year.

**FIND OUT MORE AT >> [WWW.CITYOFSALMON.COM](http://WWW.CITYOFSALMON.COM)**

