



**MARK BOTTLES**  
REAL ESTATE SERVICES

COMMERCIAL PROPERTY  
**FOR SALE OR LEASE**



424 3RD ST S | NAMPA, ID 83651

# **NAMPA COMMERCIAL BUILDING**

**DAVE BOHECKER** | [dave@markbottles.com](mailto:dave@markbottles.com)

# NAMPA COMMERCIAL BUILDING

424 3RD ST S | NAMPA, ID 83651



## PROPERTY DESCRIPTION

Opportunity to purchase or lease a versatile commercial property in the heart of downtown Nampa. Located at 424 3rd St. South, across the street from Nampa City Hall. This ±3,700 SF building offers flexible GB1 zoning that accommodates a variety of office, retail, creative, and professional uses. Positioned near Nampa City Hall and surrounded by established downtown businesses, the property benefits from excellent street corner accessibility, visibility, and strong local traffic. Property offers flexibility for owner-users, or investors seeking customization or redevelopment potential. This property presents a unique opportunity in one of the Treasure Valley's growing downtown markets. Building has multiple kitchens and bathrooms due to past use as studio apartments. Seller says present all offers.

## PROPERTY HIGHLIGHTS

- Prime location across the street from Nampa City Hall
- Permitted Uses: Professional office, art studio/gallery, Church, Beauty Shop, etc.
- Conditional Uses: Tobacco shop, Day Care, Animal Hospital, Kennel, etc.
- Complete list of City Permitted and Conditional Uses available
- Close to downtown amenities

## OFFERING SUMMARY

Sale Price:	\$732,000
Lease Rate:	\$16.25/SF NNN
Lot Size:	0.23 Acres
Building Size:	3,700 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,979	31,152	46,871
Total Population	12,986	86,584	134,996
Average HH Income	\$63,853	\$84,301	\$89,515

## DAVE BOHECKER

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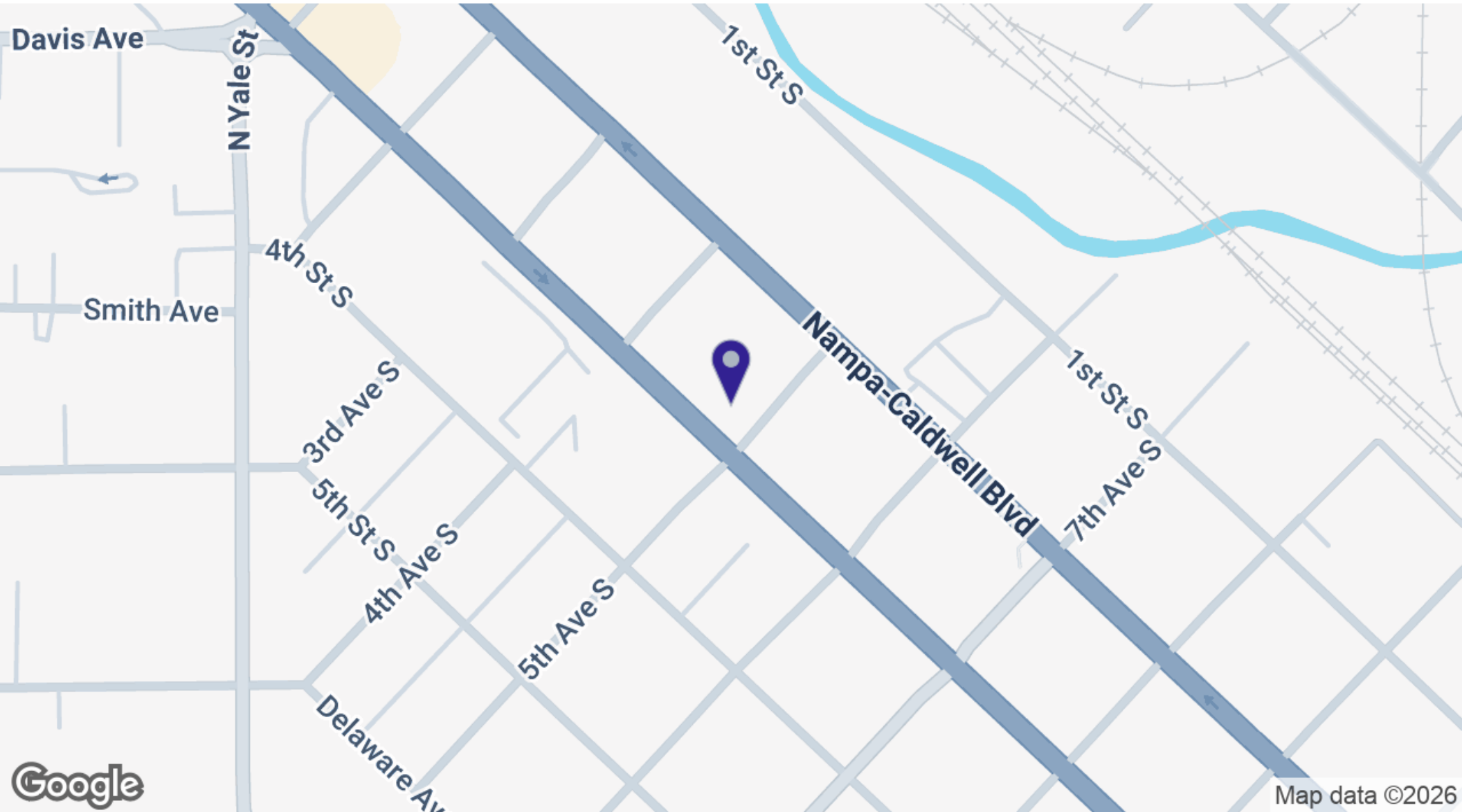


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Google

Map data ©2026

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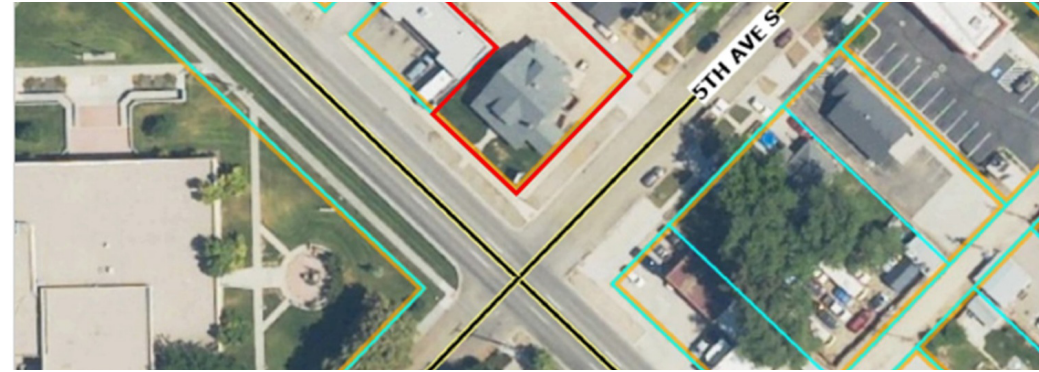


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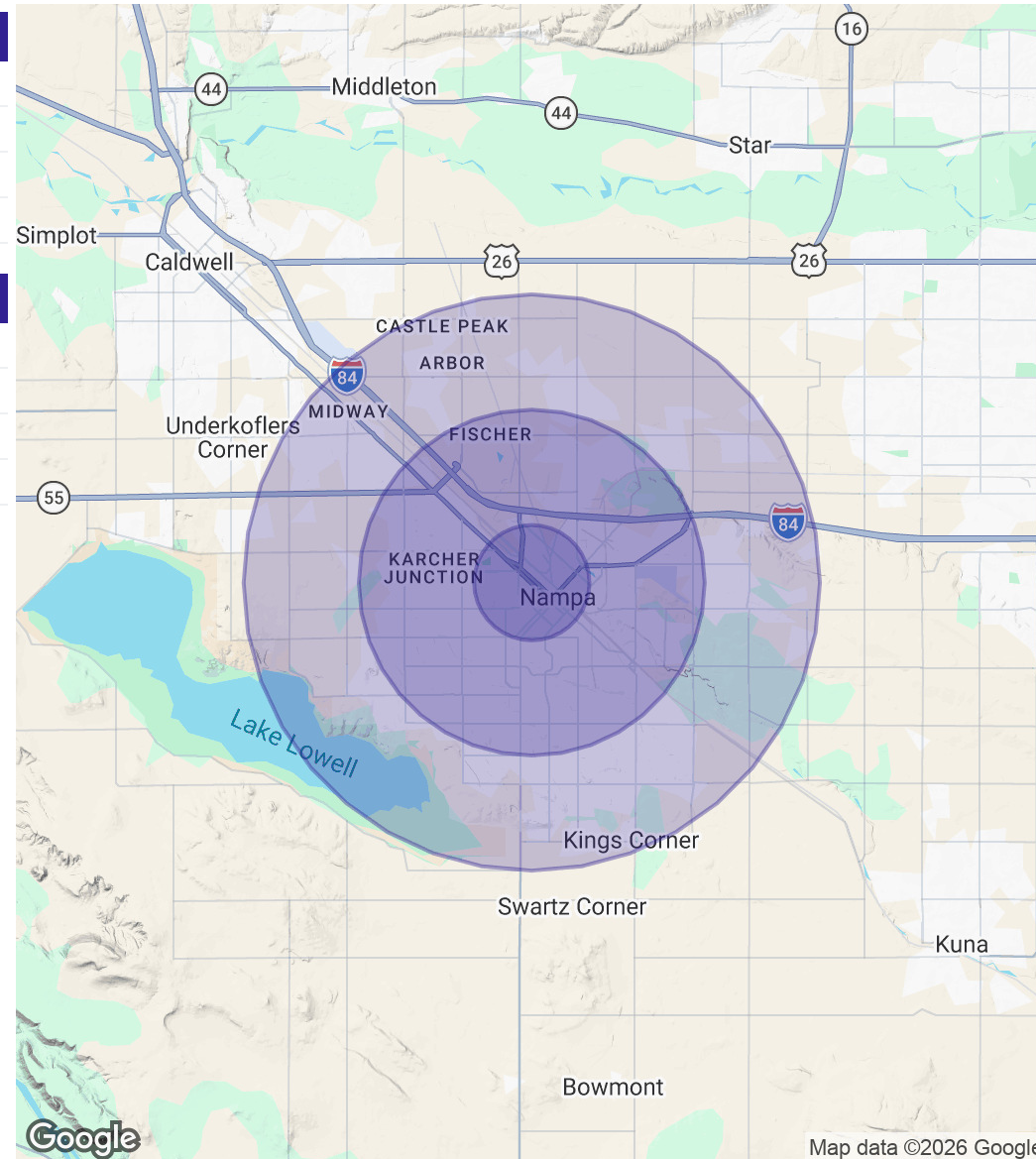
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,986	86,584	134,996
Average Age	34.9	35.5	35.2
Average Age (Male)	31.7	34.6	34.6
Average Age (Female)	37.5	37.0	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,979	31,152	46,871
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$63,853	\$84,301	\$89,515
Average House Value	\$255,492	\$324,100	\$365,407

2023 American Community Survey (ACS)



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