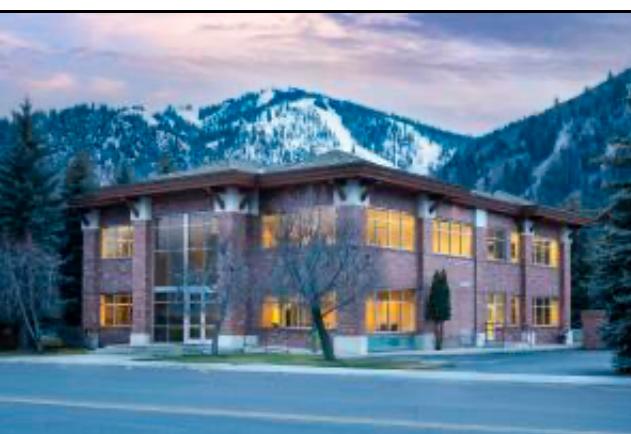


Provided as a courtesy of  
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<b>Public Syndication:</b> Yes	<b>Owner:</b> Stephenson	<b>Area:</b> Ketchum
<b>County:</b> Blaine	<b>Subdivision:</b> Northgate	<b>Assessor's Parcel #:</b> RPK04940000010
<b>List Price Per SqFt:</b> 547.65	<b>Taxes:</b> 9,058	<b>Tax Year:</b> 2024
<b>HOA:</b> No	<b>Assn Dues:</b>	<b>Assn Dues Frequency:</b>
<b>Spec Assess:</b>	<b>Spec Assmt Frequency:</b>	<b>Primary Assc or Other:</b>
<b>Primary Frequency:</b>	<b>Green Features:</b>	
<b>Parcel Acres Apx:</b> 0.56	<b>Parcel SqFt Apx:</b> 24,524.28	<b>Parcel Size Per:</b> Assessor
<b>Excluded Items:</b> None	<b>Excluded Parties:</b>	<b>Possession:</b> On Closing
<b>Sub Type:</b> N/A	<b>Bedrooms:</b>	<b>Baths:</b>
<b>SqFt - Building:</b> 14,334	<b>SF Bsmt - Fin:</b>	<b>SF Bsmt - Unf:</b>
<b>SF Garage:</b>	<b>SF Deck:</b>	<b>SqFt Per:</b>
<b>Year Built:</b> 2003	<b>Yr Remodeled Cmplete:</b> 2008	<b>Commercial Type:</b>
<b>Business Name:</b>	<b>Business Use:</b>	<b>Waterfront if Appcbl:</b>
<b>Geo Lat:</b> 43.685481	<b>Geo Lon:</b> -114.370227	<b>Plans Improved No</b>
<b>Start Showing Date:</b>	<b>Concession Negotiable:</b>	<b>Concession Remarks:</b>
<b>SOC:</b>	<b>SOC Type:</b>	<b>Agent Owned:</b>
<b>REO:</b> No	<b>Short Sale:</b>	No
<b>Sold Price Per Sqft:</b>	<b>Purchaser Name:</b>	<b>Concessions:</b>
<b>Concessions Closing Costs:</b>	<b>Concessions Property</b>	<b>Concessions Financing Costs:</b>
<b>Concessions Other Cost:</b>	<b>Improvement Costs:</b>	
<b>Concessions Amount Total:</b>		
<b>For R.com Ad City:</b> Ketchum	<b>For IDX Ad Only Area:</b>	Ketchum
<b>Public Remarks:</b> 14,334 sq ft 3 floor commercial building on a .57 acre lot in a highly visible location on Warm Springs Rd. Could be easily modified to suit. Quality construction, superior design, and abundant parking. Excellent opportunity for individuals looking to relocate their business and experience the Sun Valley lifestyle. Next to the YMCA. 28 onsite parking spaces and street parking available.		
<b>Realtor Remarks:</b> Formerly the SCOTT USA building, now Idaho Bio Science building. Zoned K/LI-2, which allows many LI/BUS uses including work/live. Elevator, generator, radon mitigation system, walk in coolers, locker rooms, Baldy and Boulder Mountain views. See documents for more information.		
<b>Legal:</b> Lot 1, Block 1 Northgate Sub		
<b>Directions:</b> Corner of Lewis St and Warm Springs Road.		
<b>Additional Charges:</b> Common Area Maint; Electricity; Heat; Insurance; Janitorial; Maintenance Interior; Real Estate Taxes; Refuse; Sewer	<b>Basement:</b> Daylight; Finished; Full; Poured	<b>Roof:</b> Membrane; Shake/Shingle; Wood
<b>Zoning:</b> K/LI-2	<b>Garage:</b> None	<b>Building Type:</b> Industrial; Office
<b>Driveway:</b> Asphalt	<b>Items Included:</b> Dishwasher; Disposal; Freezer; Icemaker; Microwave; Refrigerator	<b>Documents:</b> Aerial View; Blueprints; Constr/Floor Plan; Plat; Site Plan
<b>Road Surface:</b> Paved	<b>Heat:</b> GFA	<b>Other Disclosures:</b> CC & R's; Easement
<b>Road Access:</b> Public	<b>Electric:</b> 200 Amp	<b>Sales Includes:</b> Fixtures
<b>Water:</b> City Connected	<b>Water Heater:</b> Gas	<b>Amenities:</b> Air Conditioning; Alarm System; Elevator; Fire Sprinkler; Handicap Access; Handicap Restroom; Landscaping; Parking Private; Parking Public; Shop Space
<b>Sewer:</b> City Connected	<b>Construction Type:</b> 2 Story; Masonry; Metal	<b>To Show:</b> Call Office; Must Accompany; Prior Day Notice; Vacant
<b>Power:</b> Electrical; Generator	<b>Exterior Finish:</b> Brick	<b>Terms:</b> Cash
<b>Waterfront:</b> No		
<b>List Date:</b> 12/08/2025	<b>Exp Date:</b> 05/31/2026	<b>Days On Market:</b> 8
<b>List Price:</b> 7,850,000	<b>Original List Price:</b> 7,850,000	<b>Status Change Date:</b> 12/08/2025
<b>LA:</b> Alex Higgins; (208)622-4100; <a href="mailto:alex@svassociates.com">alex@svassociates.com</a>		<b>CLA:</b> Thomas Monge; (208)720-0490; <a href="mailto:tom@svassociates.com">tom@svassociates.com</a>
<b>LO:</b> Sun Valley Associates; (208)622-4100; <a href="mailto:tina@svassociates.com">tina@svassociates.com</a>		

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