



101 Lewis St, Ketchum, ID 83340				25-333910 Commercial For Sale Active \$7,850,000				
<div><div></div><div><div>Provided as a courtesy of</div><div>Thomas R. Monge</div><div>Sun Valley Associates</div><div>Mailing Address</div><div>P.O. Box 326</div><div>Sun Valley, ID 83353</div><div>Office - (208) 622-4100</div><div>Mobile - (208) 720-0490</div><div>tom@svassociates.com</div><div>http://www.svassociates.com</div></div></div>				<div></div>				
Public Syndication: County: List Price Per SqFt: HOA: Spec Assess: Primary Frequency:		Yes Blaine 547.65 No 		Owner: Subdivision: Taxes: Assn Dues: Spec Assmt Frequency: Green Features:		Stephenson Northgate 9,058 No	Area: Assessor's Parcel #: Tax Year: Assn Dues Frequency: Primary Assc or Other:	Ketchum RPK04940000010 2024
Parcel Acres Apx:		0.56	Parcel SqFt Apx:		24,524.28	Parcel Size Per:		Assessor
Excluded Items: Perm Book Msg:		None	Excluded Parties:		None	Possession:		On Closing
Sub Type: SqFt - Building: SF Garage: Year Built: Business Name: Geo Lat:		N/A 14,334 2003 43.685481	Bedrooms: SF Bsmt - Fin: SF Deck: Yr Remodeled Cmplete: Business Use: Geo Lon:		 2008 -114.370227	Baths: SF Bsmt - Unf: SqFt Per: Commercial Type: Waterfront if Appcbl:		 Plans Improved No
Start Showing Date: SOC: REO:		 No	Concession Negotiable: SOC Type: Short Sale:		No No	Concession Remarks: Agent Owned:		 No
Sold Price Per Sqft: Concessions Closing Costs: Concessions Other Cost:		Purchaser Name: Concessions Property Improvement Costs: Concessions Amount Total:				Concessions: Concessions Financing Costs:		
For R.com Ad City:		Ketchum	For IDX Ad Only Area:		Ketchum			
Public Remarks: 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. Realtor Remarks: 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. Legal: Lot 1, Block 1 Northgate Sub Directions: Corner of Lewis St and Warm Springs Road.								
Additional Charges: Common Area Maint; Electricity; Heat; Insurance; Janitorial; Maintenance Interior; Real Estate Taxes; Refuse; Sewer Zoning: K/LI-2 Driveway: Asphalt Road Surface: Paved Road Access: Public Water: City Connected Sewer: City Connected Power: Electrical; Generator Waterfront: No			Basement: Daylight; Finished; Full; Poured Garage: None Items Included: Dishwasher; Disposal; Freezer; Icemaker; Microwave; Refrigerator Heat: GFA Electric: 200 Amp Water Heater: Gas Construction Type: 2 Story; Masonry; Metal Exterior Finish: Brick			Roof: Membrane; Shake/Shingle; Wood Building Type: Industrial; Office Documents: Aerial View; Blueprints; Constr/Floor Plan; Plat; Site Plan Other Disclosures: CC & R's; Easement Sales Includes: Fixtures Amenities: Air Conditioning; Alarm System; Elevator; Fire Sprinkler; Handicap Access; Handicap Restroom; Landscaping; Parking Private; Parking Public; Shop Space To Show: Call Office; Must Accompany; Prior Day Notice; Vacant Terms: Cash		
List Date: List Price:		12/08/2025 7,850,000	Exp Date: Original List Price:		05/31/2026 7,850,000	Days On Market: Status Change Date:		8 12/08/2025
LA: Alex Higgins; (208)622-4100; alex@svassociates.com LO: Sun Valley Associates; (208)622-4100; tina@svassociates.com					CLA: Thomas Monge; (208)720-0490; tom@svassociates.com			

Information is deemed to be reliable, but is not guaranteed. © 2025 [MLS](#) and [FBS](#). Prepared by Thomas R. Monge on Tuesday, December 16, 2025 10:55 AM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.