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522 SOUTH MIDDLEFORK ROAD

Office/Retail Building For Sale
±0.29 acres in Garden Vally, Idaho

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PROPERTY INFORMATION

| | |
|-----------------------|---|
| PROPERTY TYPE | Office / Retail Building |
| PURCHASE PRICE | \$725,000 |
| ADDRESS | 522 South Middlefork Road, Garden Valley, ID 83622 |
| ACRES | ±0.29 |
| CITY | Crouch, ID |
| ZONE | CBD (Commercial Business District) |
| BUILDING SIZE | +/- 2,621 SF |

HIGHLIGHTS

- Centrally located in the growing Garden Valley area
- Spacious and flexible floor plan
- Ample parking for employees and visitors
- Adjacent to Garden Valley Market
- Surrounded by thriving commercial and business activity
- Zoned CBD for versatile use
- Upstairs suite currently generating income as an Airbnb
- Shop and yard with roll-up door facing the grocery store

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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NAI SELECT | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

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522 South Middlefork Road GARDEN VALLEY, ID

Additional Photos



TRAVIS DUNN

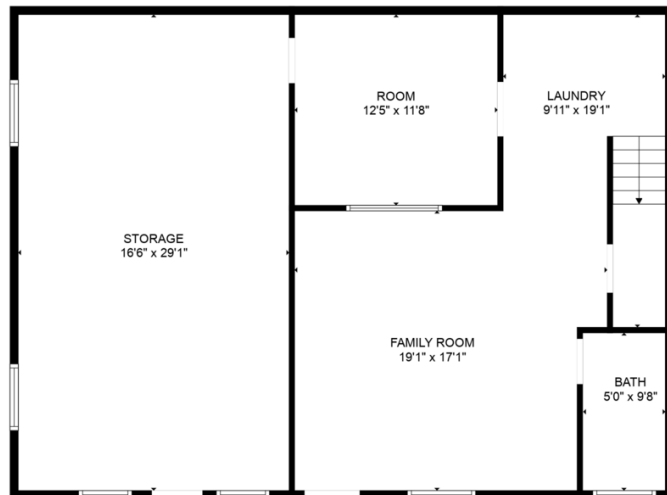
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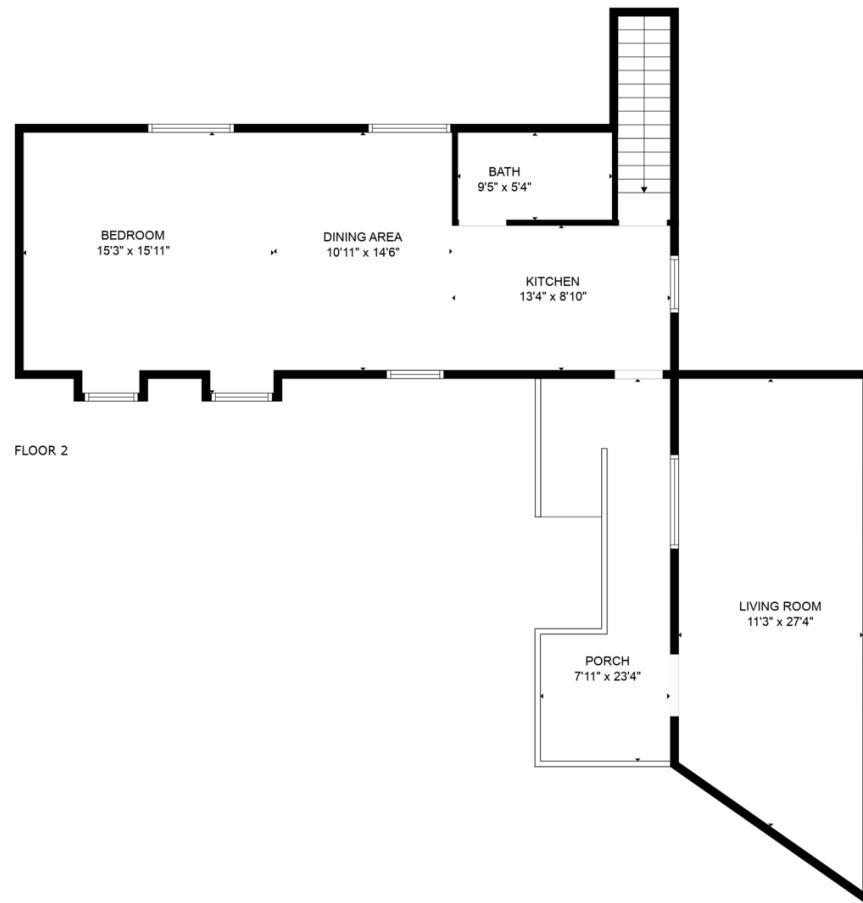
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FLOOR 1



FLOOR 2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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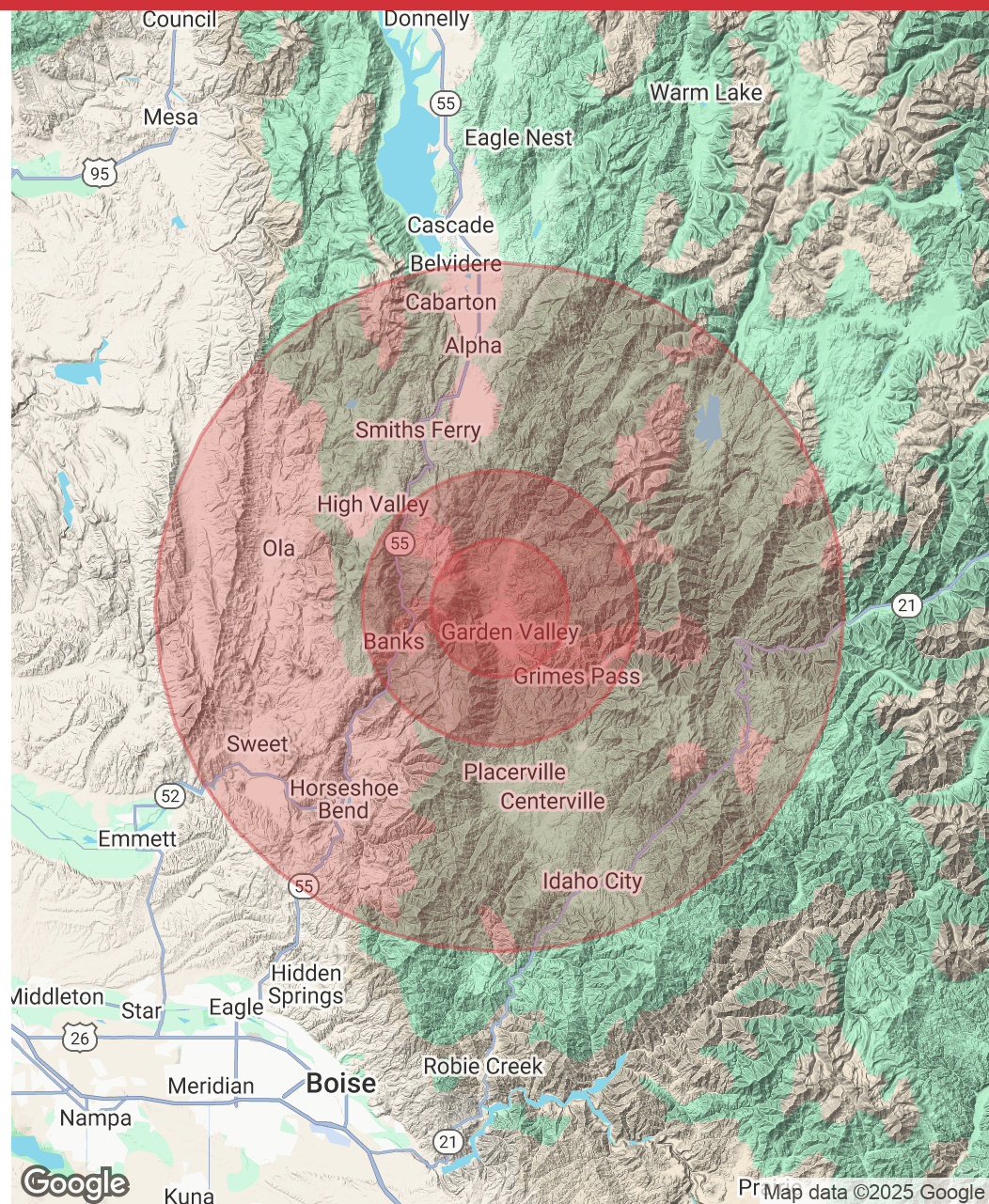
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| POPULATION | 5 MILES | 10 MILES | 25 MILES |
|----------------------|---------|----------|----------|
| Total Population | 2,107 | 2,357 | 8,066 |
| Average Age | 53 | 53 | 50 |
| Average Age (Male) | 53 | 53 | 50 |
| Average Age (Female) | 54 | 54 | 50 |

| HOUSEHOLDS & INCOME | 5 MILES | 10 MILES | 25 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 950 | 1,069 | 3,597 |
| # of Persons per HH | 2.2 | 2.2 | 2.2 |
| Average HH Income | \$89,446 | \$88,746 | \$90,545 |
| Average House Value | \$476,076 | \$473,366 | \$516,766 |

Demographics data derived from AlphaMap



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