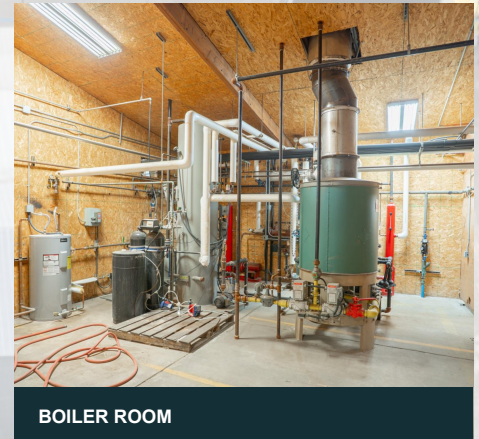


FOR SALE / OWNER-USER OPPORTUNITY

319 MAIN STREET N

KIMBERLY, IDAHO 83341

RETAIL / COLD STORAGE / FOOD PROCESSING / WAREHOUSE



ASKING PRICE

\$700,000

FINALIZED BUILDING AREA

12,431 SF

10,630 SF first + 1,801 SF second floor

LOT AREA

20,212 SF

Approximately 0.464 acres

OWNER-USER + INVESTMENT

Former commercial creamery in downtown Kimberly with existing tenant income and substantial owner-user or lease-up potential. Petal Pushers occupies 2,050 SF: 1,081 SF on the first floor and 969 SF on the second floor.

10,381 SF vacant: 9,549 SF first floor and 832 SF second floor. Flexible retail, warehouse, cold-storage and processing space. Uses subject to City of Kimberly approval.

SPACE + INFRASTRUCTURE

Cold-storage and food-processing areas
Boiler room with vertical-coil boiler
Processing room with floor drains
10' x 10' overhead door and multiple access points
Approx. 40 feet of available Main Street frontage
Approx. 8,000 SF of off-street parking

PRO FORMA SUMMARY

Annual rental income
Estimated operating expenses (10%)
Estimated NOI per year
Pro forma cap at \$700,000

MARKET PRO FORMA

\$92,400
\$9,240
\$83,160
11.88%

Current: \$1,854/month from Petal Pushers; no vacant-space income. Pro forma: \$2,200/month for Petal Pushers plus \$5,500/month for vacant space; full-year occupancy

PARCEL RPK8661012002A | Areas approximate; buyer to verify. Pro forma is not current income.



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