



OFFERING MEMORANDUM

319 MAIN STREET N

KIMBERLY, IDAHO 83341

\$700,000.00

CAP: 11.88%

**12,431 SF BUILDING
0.464-ACRE PARCEL**

Retail, cold storage, food processing
and warehouse opportunity

EXCLUSIVELY OFFERED BY WESTCOM PROPERTIES



Offering Overview



A flexible commercial asset with in-place income and meaningful owner-user or lease-up potential.

Existing income: Petal Pushers occupies the front retail suite.

Available space: 10,381 SF of warehouse, processing and support area.

Specialized infrastructure: cold-storage rooms, processing space, drains and boiler capacity.

RETAIL FRONTAGE POTENTIAL:

Approximately 40 feet of available Main Street frontage offers strong storefront visibility in downtown Kimberly. The space presents an opportunity for retail, showroom or customer-facing business use along U.S. Highway 30.

\$700K

ASKING PRICE

12,431 SF

TOTAL BUILDING

20,212 SF

LOT AREA

11.88%

PRO FORMA CAP RATE

The Opportunity



WHY THIS PROPERTY

Rare Main Street adaptability

The former commercial creamery combines storefront retail, high-clearance warehouse, refrigerated rooms, processing areas and utility space within one central Kimberly property.

Income today, upside tomorrow

An established florist provides current rent while the remaining 10,381 SF offers immediate owner-user occupancy or additional lease-up potential.

Conceptual Redevelopment Opportunity

This conceptual rendering illustrates the potential transformation of the existing property into a modern, multi-tenant commercial building while maintaining the character of the original structure.

The proposed exterior remodel introduces expansive storefront glass, updated commercial entrances, modern black accents and awnings, and additional upper-level windows—creating a dramatically more inviting and contemporary street presence.

The concept is designed to showcase the building's potential for a variety of commercial uses, including retail, professional office, restaurant, showroom, or other mixed-use opportunities. The large windows provide excellent natural light and visibility while helping activate the street frontage.

Infrastructure already in place

Existing cold storage, sanitary processing improvements, floor drains, a boiler room and multiple access points can reduce the time and capital required for specialized users.

Property Highlights



FLEXIBLE COMMERCIAL FOOTPRINT

12,431 SF total building area from finalized floor plans

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

Retail, warehouse, cold-storage and food-processing functionality

Approximately 40 feet of available Main Street frontage

Approximately 8,000 SF of off-street parking area

10-foot by 10-foot overhead door plus material-handling and man-door access

Two refrigeration feeds serving rooms capable of approximately 32°F

Sanitized processing area, floor drains and vertical-coil boiler

Commercial Business zoning reported; buyer to independently verify

OWNER-USER

LEASE-UP

IN-PLACE INCOME

Site & Parcel Overview



PARCEL FACTS

RPK8661012002A

LOT AREA

20,212 SF / 0.464 AC

DIMENSIONS

Approx. 127' x 128'

BLOCK / LOTS

Block 12 / Lots 2-7

2024 PROPERTY TAX

\$2,474.84

YEAR BUILT

1923 / effective 1956

FLOOD DESIGNATION

FEMA Zone X

*Boundary shown is for marketing orientation only
and is not a survey.*

Petal Pushers Retail Suite



2,050 SF

FINALIZED SUITE AREA

1,081 SF ground floor
969 SF second floor



MAIN STREET STOREFRONT

ESTABLISHED TENANT

Petal Pushers Retail Suite



LEASE TYPE **Gross**

CURRENT RENT **\$1,854 / month**

MARKET RENT **\$2,200/month**

ANNUAL RENT **\$22,248**

LEASE EXPIRATION **August 31, 2028**

Rent Escalations **3%**

FINALIZED SUITE AREA **2,050 SF**

Retail Interior



GROUND-FLOOR RETAIL



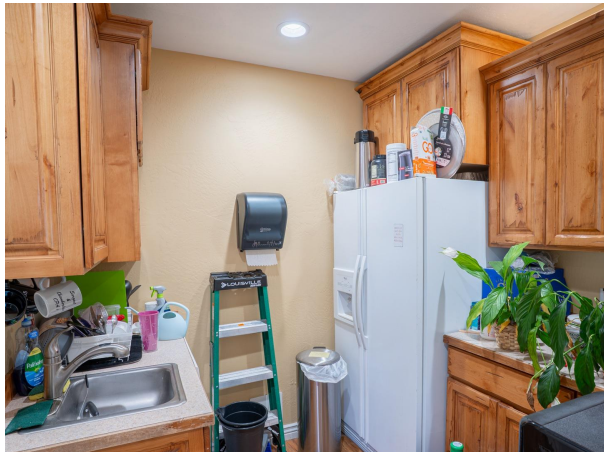
DISPLAY / SALES AREA



FLEXIBLE MERCHANDISING



SECOND-FLOOR SPACE



KITCHENETTE



RESTROOM

Vacant Space



FIRST FLOOR: 9,549 SF
SECOND FLOOR: 832 SF
TOTAL VACANT SPACE: 10,381 SF



10,381 SF

FINALIZED VACANT AREA

9,549 SF ground floor
832 SF second floor

Vacant Space



VACANT SPACE: 9,549 SF FIRST FLOOR + 832 SF SECOND FLOOR = 10,381 SF

Green = vacant space | Petal Pushers tenant space is unshaded

TOTAL: 12,431 sq. ft

1st floor: 10,630 sq. ft, 2nd floor: 1,801 sq. Ft

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

LEASE TYPE NNN

MARKET RENT \$5,500 / month

ANNUAL RENT \$66,000

LEASE EXPIRATION N/A

RENT ESCALATIONS 3%

VACANT SF 10,381 SF

Vacant Space Interior



REFRIGERATED STORAGE



PROCESSING AREA



SANITARY FINISHES



FLOOR DRAINS



UTILITY CONNECTIONS



ELECTRICAL SERVICE

Warehouse & Open-Bay Areas



SPACE TO OPERATE

Open-span work areas support storage, light production, distribution and owner-user configurations.



10,381 SF REMAINING AREA

Operational Infrastructure



BOILER & EQUIPMENT ROOM



UTILITY / WASH AREA

FEATURE SET

Cold storage: two reefer feeds serving rooms marketed to approximately 32°F

Processing: sanitized work area with floor drains and durable finishes

Heat / utility: vertical-coil boiler in dedicated boiler room

Loading: 10' × 10' overhead door, material-handling door and man-door access

Circulation: multiple ingress and egress points supporting separate operating zones

Adaptability: existing improvements may suit food, floral, beverage, storage or light-industrial users

Floor Plan Overview



TOTAL: 12,431 sq. ft

1st floor: 10,630 sq. ft, 2nd floor: 1,801 sq. Ft

12,431 SF

TOTAL BUILDING

10,630 SF

FIRST FLOOR

1,801 SF

SECOND FLOOR

2,050 SF

TENANT AREA

10,381 SF

VACANT AREA

Downtown Kimberly Location



MAIN STREET VISIBILITY

11,400

APPROX. VEHICLES PER DAY

5,798

2025 POPULATION — SUPPLIED

+25.4%

POPULATION GROWTH SINCE 2020 — SUPPLIED

Approximately four miles east of Twin Falls, with direct frontage on U.S. Highway 30 through downtown Kimberly.

Market & Property Snapshot

5,798

2025 POPULATION ESTIMATE

+25.4%

GROWTH FROM 2020 BASE

\$97,799

MEDIAN HOUSEHOLD INCOME

82.7%

OWNER-OCCUPIED RATE



SUBJECT PROPERTY

ADDRESS

319 Main Street N, Kimberly, ID

REPORTED ZONING

Commercial

OWNER OF RECORD

WHY Investments LLC

YEAR BUILT

1923 / effective 1956

PARCEL

RPK8661012002A

2024 PROPERTY TAX

\$2,474.84

BUILDING AREA

12,431 SF +-

FLOOD DESIGNATION

FEMA Zone X

LOT AREA

20,212 SF / 0.464 acres

TWIN FALLS COUNTY

97,539 residents in 2025

Financial Summary

PRO FORMA

GROSS POTENTIAL INCOME / YR

\$92,400

OPERATING EXPENSES (10%)

\$9,240

PROJECTED NOI / YR

\$83,160

CAP RATE AT \$700,000

11.88%



PROPERTY HIGHLIGHTS

- 12,431 SF commercial building
- 20,212 SF lot on approximately 0.464 acres
- 2,050 SF retail suite with an established tenant
- 10,381 SF available for an owner-user or new tenants
- Main Street/U.S. Highway 30 frontage
- Retail, warehouse and food-processing space
- Refrigerated cold-storage rooms
- Processing area with floor drains
- 10' x 10' overhead door
- Approximately 8,000 SF of off-street parking



Pro forma: \$2,200/mo retail + \$5,500/mo vacant space; 10% operating expenses. Assumes full occupancy.



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