

Retail Property FOR SALE

1203 10TH STREET S. NAMPA, ID 83651

This 5,416 square foot property features two commercial units and two residential units in two buildings. The main building is 4,272 square feet with 3 of the 4 units housed inside. The secondary building is 1,144 square feet with one unit above a storage room.

Ideally suited for a variety of retail or professional uses, this property enjoys a strategic location near Northwest Nazarene University, the Nampa Public Library, various grocery stores and restaurants, and the bustling Nampa-Caldwell Boulevard to aid in high visibility and convenient access for patrons.

The property currently has a lawn care contract with Artistree. This contract must be assumed upon purchase.

MAXIMIZE YOUR RETURNS

INVEST IN THIS RESIDENTIAL INCOME PROPERTY BY CONTACTING TRICIA CALLIES AT 208-412-4771

\$749,000

5,416 SQ FEET

0.24 ACRES

PRESENTED BY TRICIA CALLIES

Director | CCIM, CPM | Brokered by Keller Williams Realty Boise

📞 208.412.4771 ✉ callies@mindspring.com 📍 1065 S Allante Place Boise, ID 83709 **KW** COMMERCIAL

Each Office Independently Owned and Operated.

1203 10TH STREET S.

Nampa, ID 83651



Property Details

OFFERING SUMMARY

Street Address: 1203 10th Street S.
City, State, Zip: Nampa, ID, 83651
County: Canyon
Property Type: Commercial
Property Subtype: Street Retail
Number of Units: 4
Available SF: 5,416 SF
Building Size: 5,416 SF
Tenancy: Multiple
Number of Floors: 2
Free Standing: Yes
Number of Buildings: 2
Lot Size: 0.24 Acres
Zoning: BC - Community Business
APN #: R1578800000



DEMOGRAPHICS

Population	One Mile	Three Miles	Five Miles
Total Population:	12,848	68,626	109,014
Average Age:	31.2	29.7	30.3
Average Age (Male):	28.9	28.6	29.2
Average Age (Female):	33.1	31.1	31.6

Households & Income	One Mile	Three Miles	Five Miles
total Households	4,782	23,936	37,058
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$40,990	\$47,068	\$52,495
Average House Value	\$145,396	\$153,509	\$163,049



FOR ADDITIONAL PHOTOS
& UPDATED PRICING

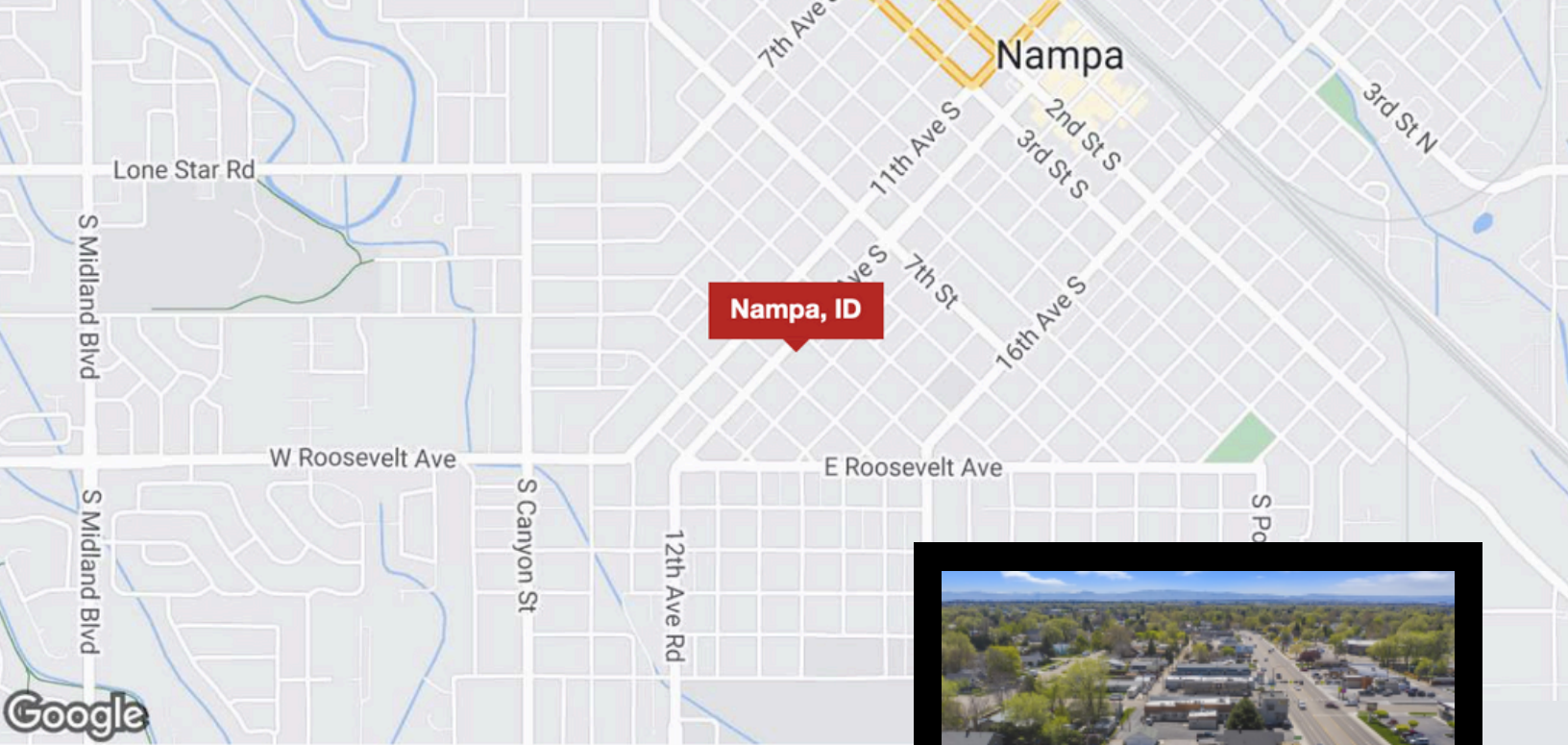
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LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work.

Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

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NEVER MISS A **FUTURE** INVESTMENT DEAL.



RECEIVE A **CUSTOM & COMPLIMENTARY** PROPERTY SEARCH STRAIGHT TO YOUR INBOX.

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