

PRIME REDEVELOPMENT OPPORTUNITY ON GARRITY BLVD | FOR SALE

1663 & 1659 GARRITY BLVD

NAMPA, ID 83687



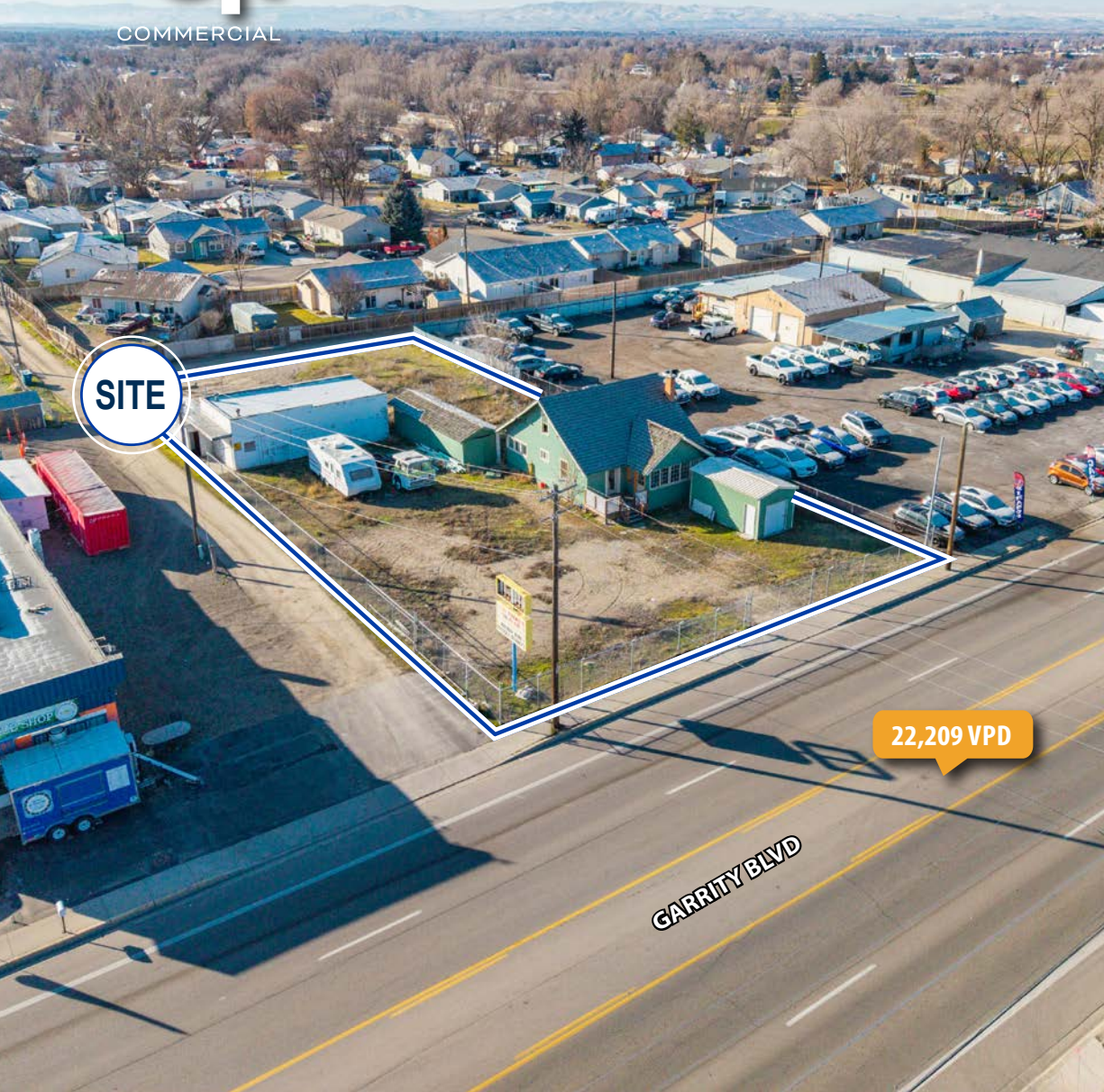
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OFFERING DETAILS

PROPERTY ADDRESS 1663 & 1659 Garrity Blvd
Nampa, ID 83687

ZONING BC - Community Business
[Zoning Info](#) | [Allowed Uses](#)

1663 & 1659 GARRITY BLVD

LOT SIZE 0.48 Acres

TOTAL PRICE **\$624,900**

PRICE/SF **\$29.80/SF**

HIGHLIGHTS

- Prime development opportunity on Garrity Blvd.
- This commercially zoned property offers excellent visibility and access in a high traffic corridor.
- The existing structure is considered obsolete and will require removal, allowing for a clean redevelopment slate.
- Ideal for retail, office, or mixed use development (buyer to verify zoning and permitted uses)
- Rare opportunity to secure a redevelopment site in a strong growth area.



4 MIN DRIVE TO
I-84

22,209 VPD

4 MIN DRIVE
TO DOWNTOWN
NAMPA

SITE

1663 GARRITY BLVD

1659 GARRITY BLVD

BC

CITY OF NAMPA, COMMUNITY BUSINESS ZONE

The BC Community Business district in Nampa is intended to create, preserve, and enhance areas with a wide range of retail, service, and related commercial uses that serve the broader community and traveling public. It is typically suited to locations along major streets and corridors where commercial activity, access, and visibility are appropriate while still providing standards to limit impacts on nearby residential and lower intensity areas.

For additional zoning information, click the links below.

[ZONING INFORMATION](#)

[LAND USE TABLE](#)

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NORTHWEST FACING



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NORTHEAST FACING



SOUTHWEST FACING



SOUTHEAST FACING



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POPULATION

74,838

3 MI. RADIUS



AVG. HOUSEHOLD INC.

\$89,257

3 MI. RADIUS



HIST. ANN. GROWTH

2.8%

3 MI. RADIUS

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