



# For Sale

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## 3rd Ave N & 4th Ave N Land

0 1st Street N | Nampa ID, 83687

### Highlights:

- Affordable multifamily development site.
- Property borders Indian Creek
- Site may be eligible for up to 77 units
- Located in the QCT (Qualified Census Tract) for LIHTC development
- Site is located less than a mile from the I-84 and grocery stores.
- Rare opportunity to acquire infill development land
- Site access off 3rd Ave North and 4th Ave North
- Property is divided by 4th Ave North



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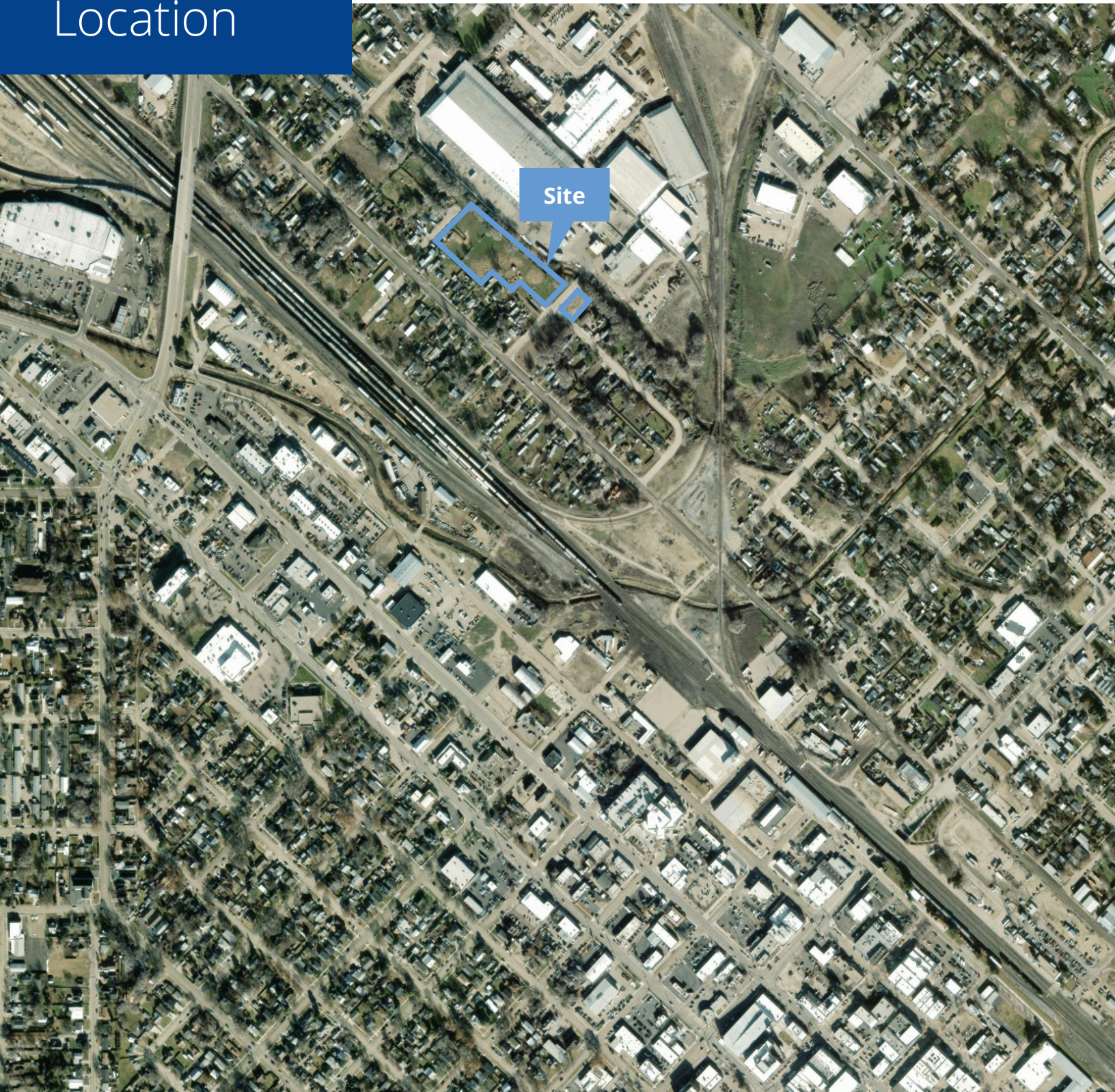
## Property Information

<b>Property Type</b>	Land
<b>Land Size</b>	2.83 Acres
<b>Sale Price</b>	\$1,475,000
<b>Parcel #</b>	R1283001000 (Parcel split by 4th Ave North)
<b>Zoning</b>	RML and Limited Multiple-Family Residential
<b>Property Access</b>	3rd Ave N and 4th Ave N





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