

STORAGE CONDOMINIUM UNIT FOR SALE/LEASE

197 INDUSTRIAL LOOP

McCall, ID 83638



ECONOMIC DATA

LEASE RATE: \$420,000.00
LEASE RATE: \$2,400.00 SF/mo
LEASE TYPE: Modified Gross

PROPERTY INFORMATION

COUNTY: Valley County
MARKET: McCall

BUILDING DATA

YEAR BUILT: 2022
ZONING: Industrial

LISTING DATA

AVAILABLE UNIT: UNIT D
UNIT SIZE: -+1,200 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this rare 1,200 SF storage condo for sale or lease. Located within McCall's industrial park near the Whitetail Country Club, this space is ideal for motorhomes, boats, trailers, and more. It also suits small contractor businesses in need of shop space.

PROPERTY HIGHLIGHTS

In McCall City limits
Private Restroom, epoxy floors, fully insulated, electric heater
Gravel parking on the side
14' tall by 12' wide garage door, rear man door

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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit D	1,200 SF	Modified Gross	\$2,400.00 SF/mo

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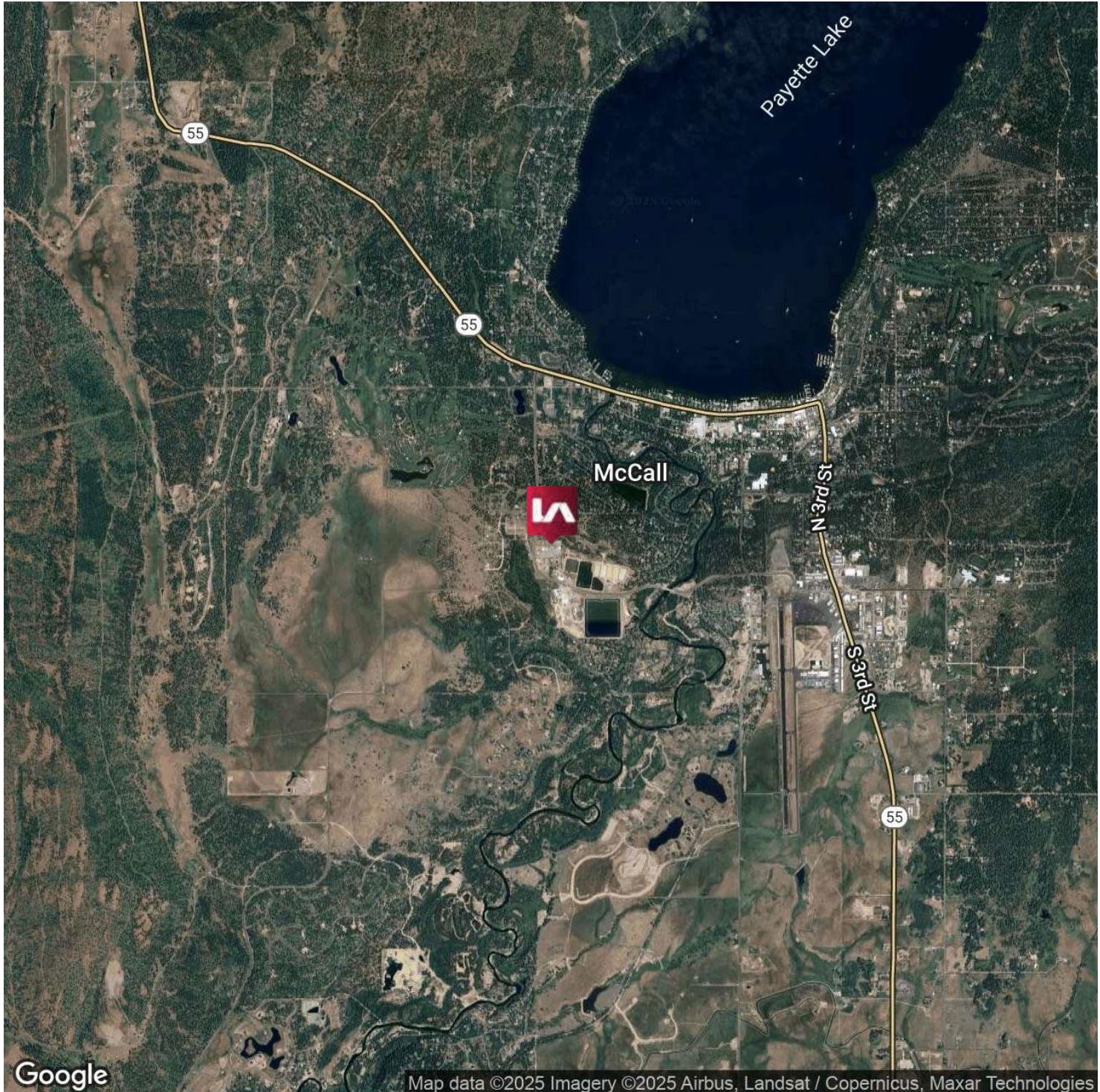


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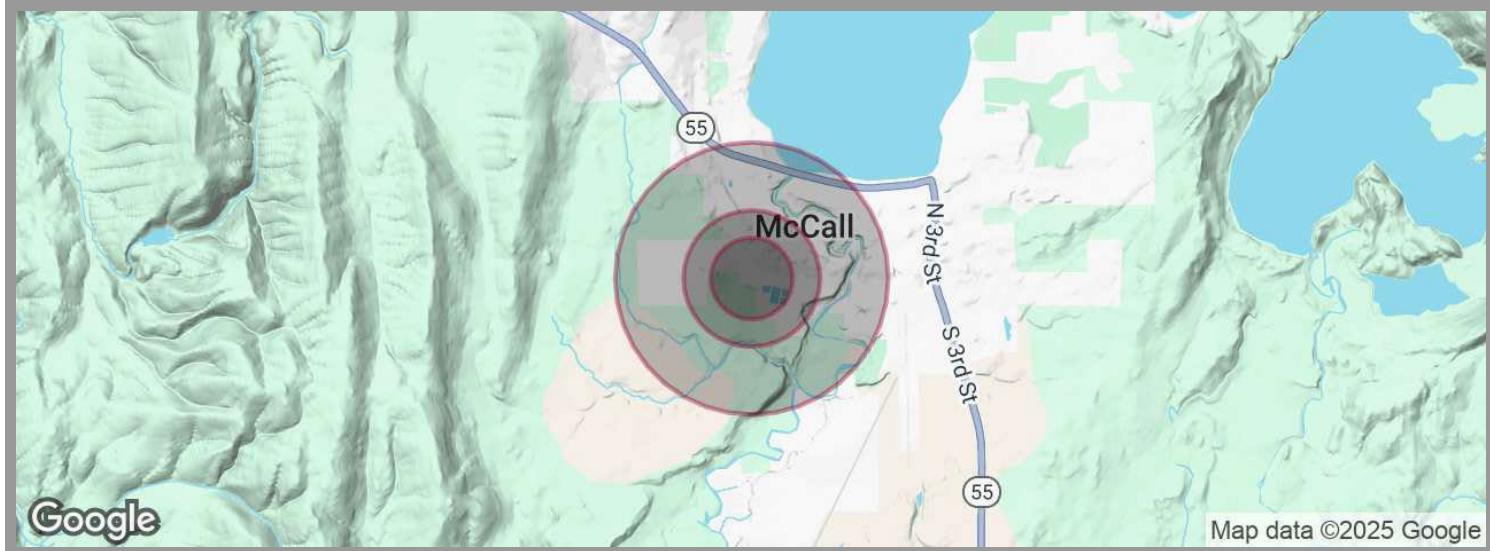


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	76	234	965
Median age	46	46	46
Median age (Male)	46	46	46
Median age (Female)	47	46	46
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	33	102	421
# of persons per HH	2.3	2.3	2.3
Average HH income	\$95,501	\$95,501	\$97,234
Average house value	\$735,613	\$735,613	\$729,667

* Demographic data derived from 2020 ACS - US Census