**RALLENS** 

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#### MIKE BUTLER

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FULL SAIL+BUILD IDAHO

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#### PROPERTY INFORMATION

Investment/ PROPERTY TYPE

Development Land

**ZONING** C-2D

1.800 SF Home & **BUILDING SIZE** 

4,960 SF Commercial

.646 Acres **ACRES** 

2 parcels: ±.415, ±.231 **PAD SIZE** 

**PRICE** \$1,249,000 Available UTILITIES

**TRAFFIC COUNTS** Intersection of Fairview

East of Curtis: 22.615 VPD

(3/21/2018)

#### **HIGHLIGHTS**

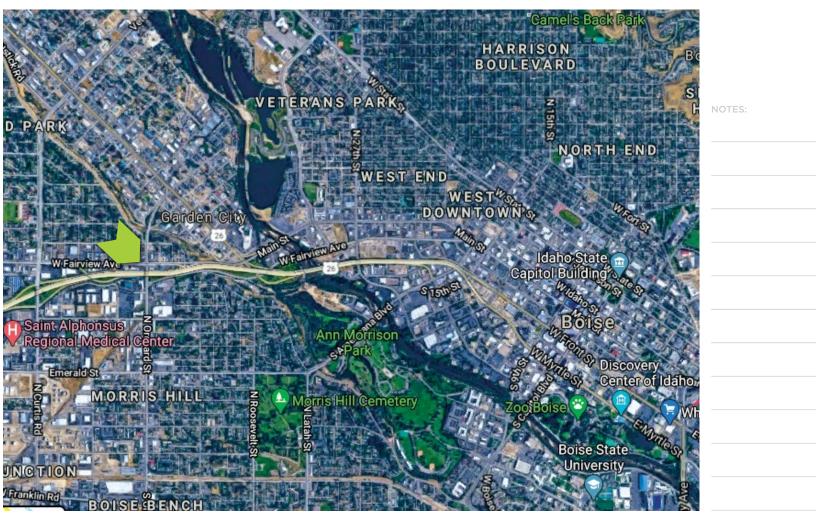
- Ideal investment property w/development upside
- 6.7% Cap Rate on Income potential of \$7,000/mo NNN as is
- Zoning allows for 28 units to be developed on site
- Commercial building designed for vertical additions
- Opportunity for residences with unobstructed mountain views
- Commercial building fully leased through 2024
- Just minutes from the heart of downtown and the river
- Property in proposed CCDC Enhancement Dist.
- Low offsite development costs
- Perfect infill parcel with easy access to public transit
- Potential to include adjacent ±1.3 acre parcel

This information, while not guaranteed, is from sources we believe to be reliable.

This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal

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Vicinity Aerial

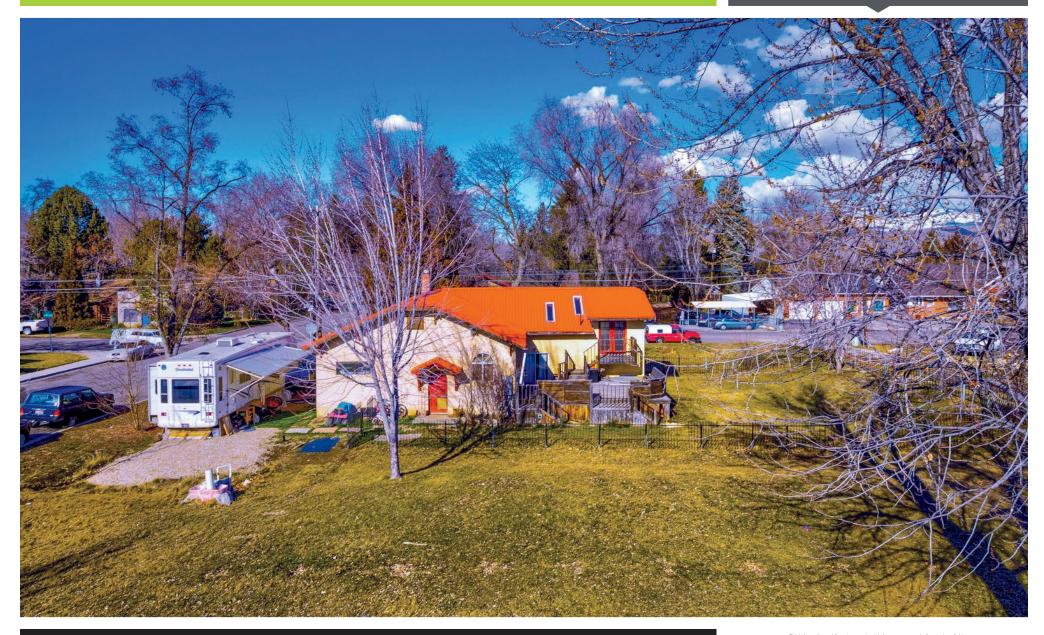
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