

**11475 W KARCHER** Nampa, ID 83651

**Commercial Development Land**

FOR SALE



**Aerial from West**

### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Commercial Development Land
<b>ZONING</b>	Community Mixed Use in Comp Plan
<b>LAND SIZE</b>	1.6 acres
<b>BUILDING SIZE</b>	1,666 SF home on property
<b>PRICE</b>	\$359,900
<b>UTILITIES</b>	All Utilities Available
<b>FRONTAGE</b>	200 ft
<b>TRAFFIC COUNTS</b>	19,450 VPD (8/24/13) Karcher West of Middleton (much greater currently)
<b>YEAR BUILT</b>	1960

### HIGHLIGHTS

- Ideally located at the future full access point on SH 55 to unlock development potential
- Investment property with rental income until development comes
- Residential development underway on adjacent parcels to East
- In the heart of future Canyon County growth
- Zoned Mixed Use in Comp Plan
- 200 ft coveted 55 frontage
- Huge traffic counts

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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## Aerial from East

NOTES:

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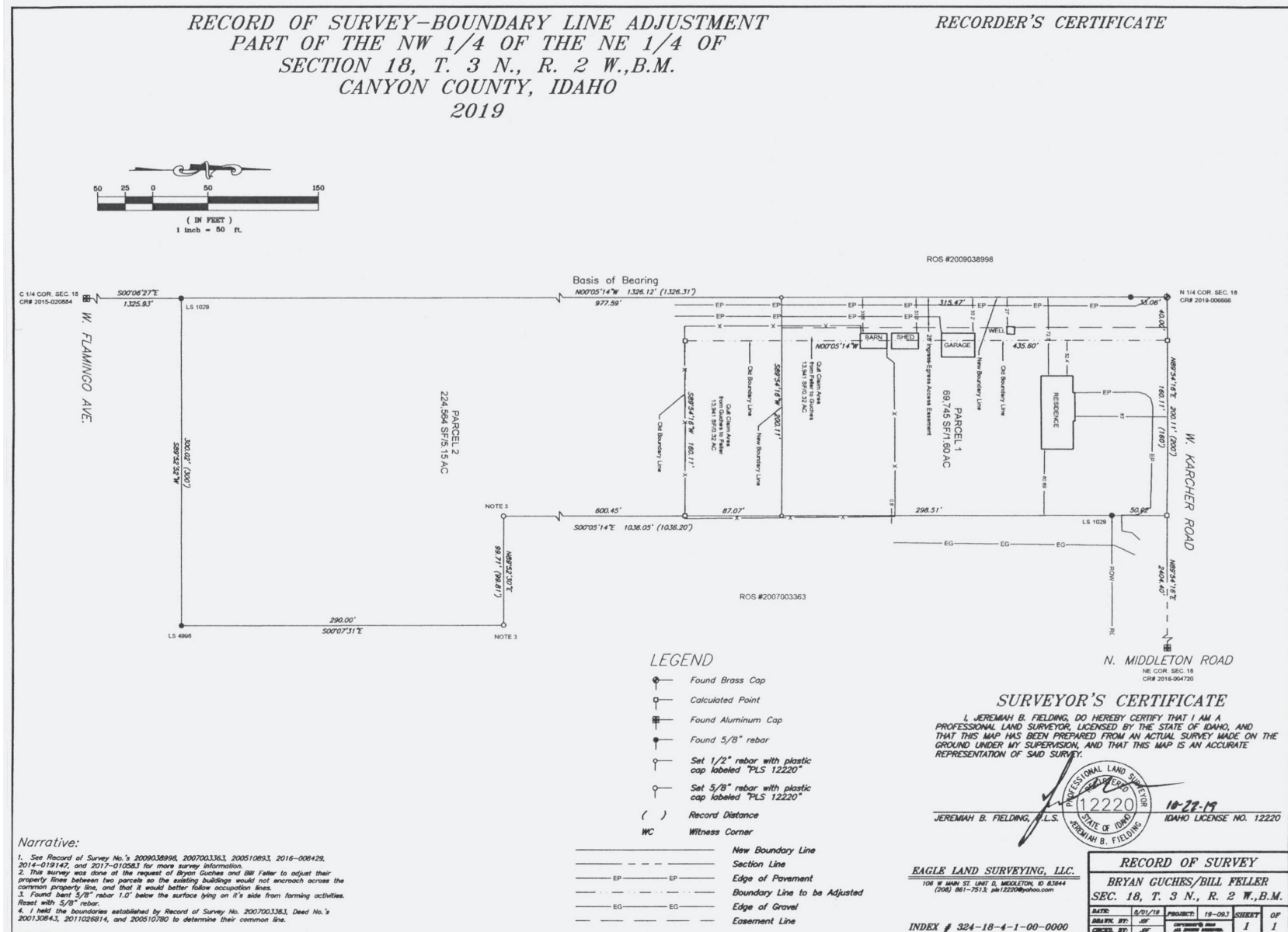


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