

FOR LEASE



PROPERTY INFORMATION

PROPERTY TYPE	Retail Space
ZONING	C-1
BUILDING SIZE	±3801 SF & ±7872 SF
RENTABLE SF	All available or some can be demised
ACRES	±.404 acres
NNN	Estimate: \$2.75/SF/year
TI ALLOWANCE	Negotiable
TERMS	Negotiable
LEASE RATE	Ground level: \$9.00/SF/year

HIGHLIGHTS

- Iconic building with excellent traffic counts on SH 55 frontage
- In the heart of wine country with explosive surrounding growth
- Above grade suites ideal for restaurant, bar, wine tasting room, office, café, etc
- Basement spaces could be gym, residential apartment, storage, etc
- TI budget and façade improvements available depending on lease terms
- Updated plumbing and electrical
- Sushi grade kitchen in 111 Main.

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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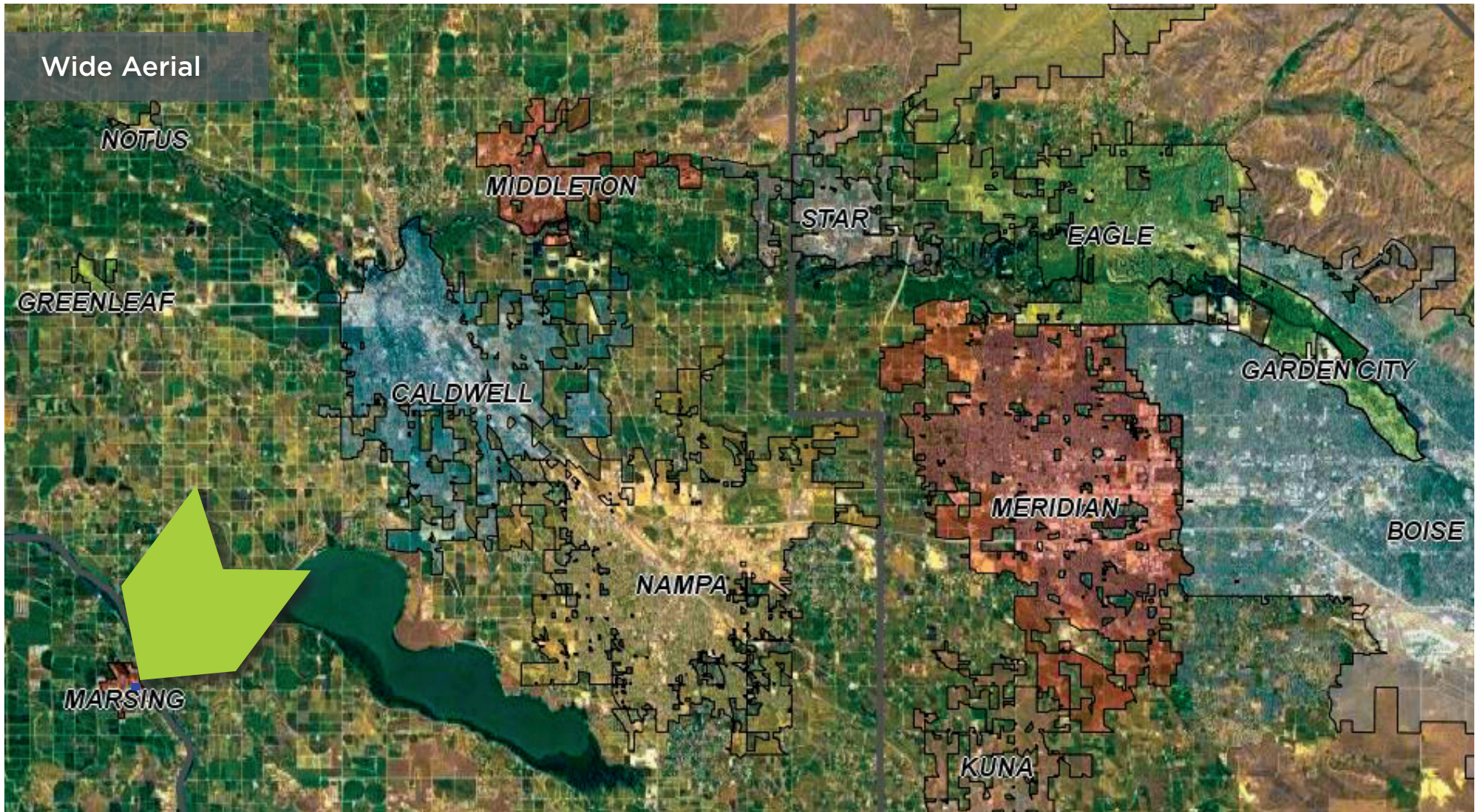
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107 & 111 S MAIN ST Marsing, ID 83639



Wide Aerial



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Close Aerial



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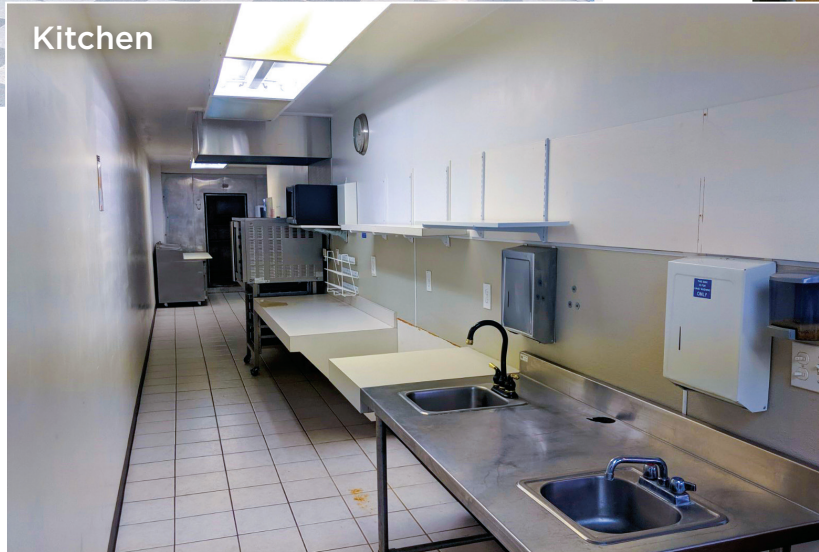
SNAKE RIVER RIM PROPERTY Bliss, ID



Entryway



Dining Room



Kitchen



Basement

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