

DOWNTOWN MIXED-USE INVESTMENT 2 N. MAIN ST.

Payette, ID 83661



OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	7,851 SF (2 Floors)
Year Built:	1925
Year Remodeled:	2026
Lot Size:	0.10 AC
Zoning:	C1
Parcel ID:	P1270001001A

PROPERTY OVERVIEW

Lee & Associates is pleased to present this mixed-use investment opportunity in Downtown Payette. Located on a highly visible corner lot, the 7,851-square-foot property features four ground-floor retail or office storefronts, with two units leased and two available for additional income. The second floor is currently configured as office space and is approved by the City for conversion into three 2-bedroom, 1-bathroom apartments, creating a strong value-add opportunity while allowing continued office use. Conveniently located in the heart of downtown, the property offers easy access to local amenities, Highway 95, and Interstate 84.

PROPERTY HIGHLIGHTS

- Four commercial storefronts designed for flexible retail or office use, offering excellent visibility and maximizing street-level traffic exposure
- Flexible value-add opportunity with city approval for three residential apartments or continued use as second-floor office space
- Prime corner location at the intersection of Main Street, ensuring unmatched signage potential and brand exposure
- Easy access to Highway 95 and I-84, connecting to Fruitland, Ontario, and the Boise MSA

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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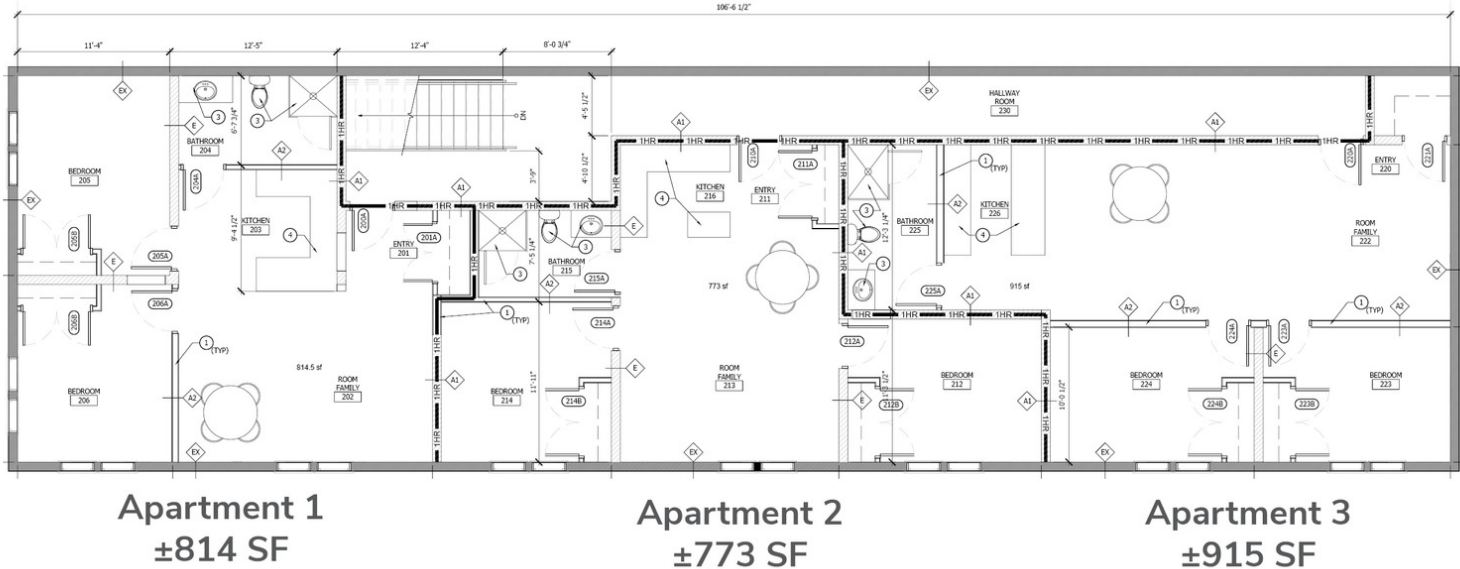


COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

1ST FLOOR: RETAIL/OFFICE



2ND FLOOR: RESIDENTIAL APARTMENTS - 2 BD 1 BA



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SCHEDULED INCOME

TENANT	SUITE	SF	BASE RENT	2027 PROFORMA
Beauty Salon	2	1,200	\$1,100.00	\$1,100.00
Vacant	809	900	-	\$990.00
Farmers Insurance Agency	811	670	\$810.70	\$810.70
Vacant	815	975	-	\$1,025.00
Apartment #1	Apartment 1	814	\$-	\$1,500.00
Apartment #2	Apartment 2	773	\$-	\$1,500.00
Apartment #3	Apartment 3	915	\$-	\$1,500.00

SUMMARY

	CURRENT	2027 PROFORMA
Rental Income	\$22,928.00	\$101,108.00
Recoverable Expenses	\$4,015.00	\$9,615.00
TOTAL INCOME:	\$26,944.00	\$110,723.00
EXPENSES		
Insurance	\$1,750.00	\$1,750.00
Repair	\$5,550.00	\$5,550.00
Sewer, Water, & Trash	\$3,000.00	\$5,000.00
Parking lot Maintenance	\$0	\$-
Mgt. & Profession Fees	\$3,936.00	\$3,936.00
Association	\$0	\$-
Property Taxes	\$2,421.00	\$2,421.00
Electric & Gas	\$200.00	\$1,500.00
Total Expenses:	\$16,857.00	\$20,157.00
NET OPERATING INCOME:	\$9,009.00	\$86,138.00
CAP RATE:	1.30%	7.87%

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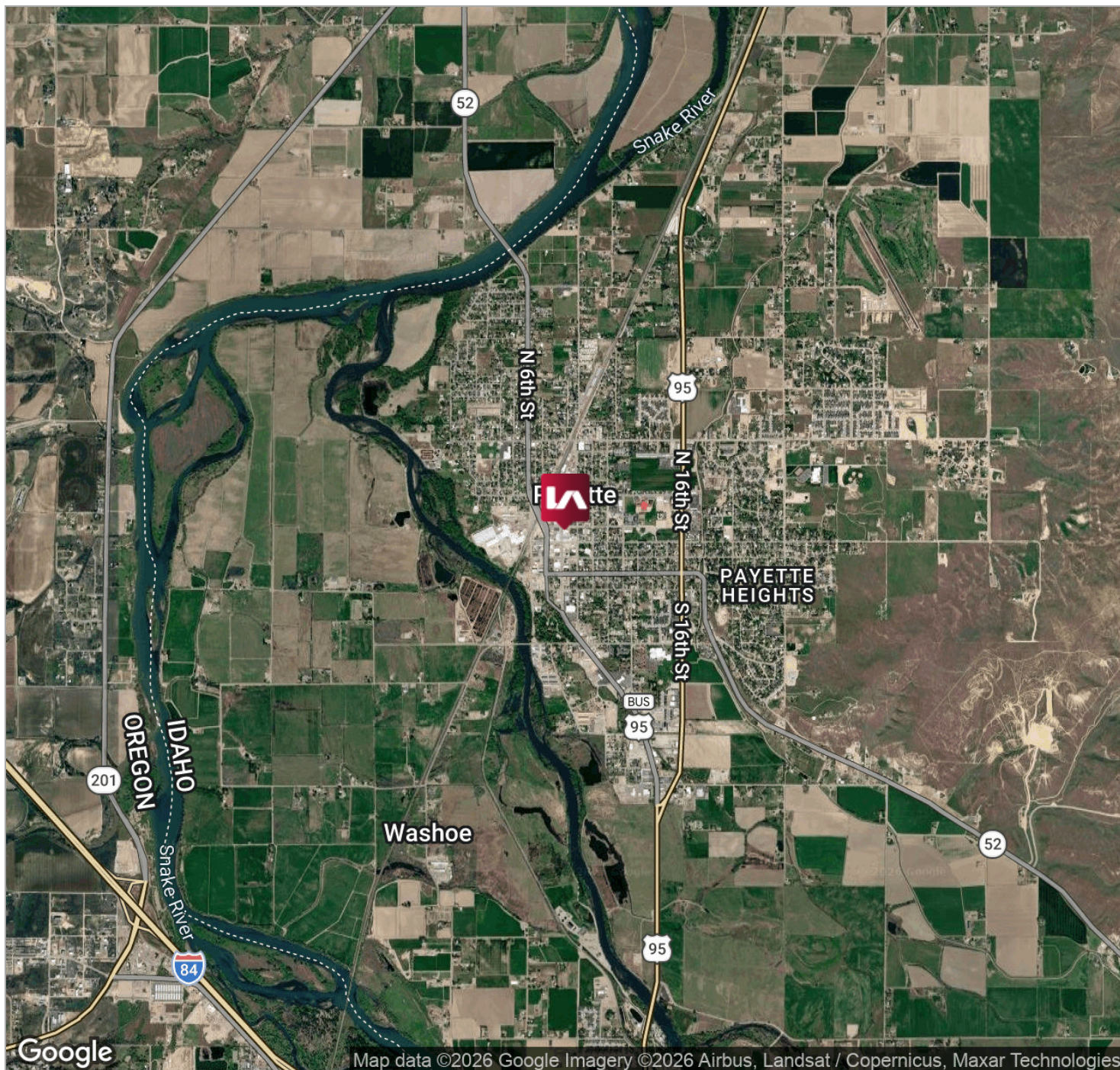
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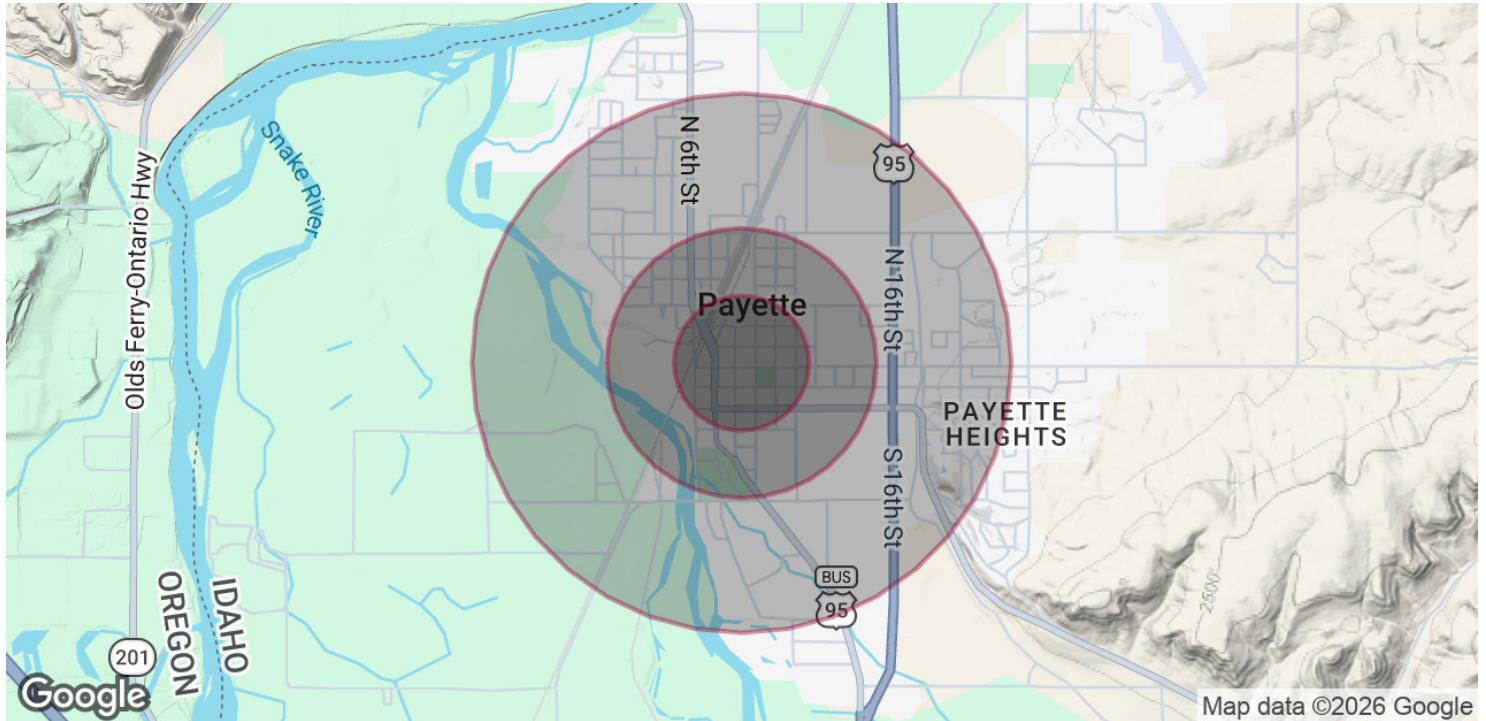
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	468	1,344	3,108
Average Age	35.7	34.1	35.3
Average Age (Male)	45.7	42.9	42.4
Average Age (Female)	24.5	25.4	29.0

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	180	498	1,115
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$49,919	\$54,433	\$61,581
Average House Value	\$264,542	\$263,397	\$297,522

2023 American Community Survey (ACS)

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