



**BRUNDAGE REALTY**  
**\$799,000**

**903 1<sup>st</sup> Street**

**McCall, Idaho**

**PRIME COMMERCIAL DOWNTOWN  
LOCATION**



## Central Business District


PRIME DOWNTOWN LOCATION! Commercial corner lot in the heart of downtown McCall, within walking distance to shops, restaurants, and local services. The area has recently seen infrastructure upgrades, including brand-new sidewalks and a freshly paved road, improving curb appeal and accessibility. This sale includes a 1,785 sq ft commercial building currently leased to Lake Town for one more year. Zoned Central Business District (CBD), the property sits in McCall's historic downtown core, the primary pedestrian and tourist area of the community. Curb and sidewalk are in place, and the site is ready for development. Two adjoining parcels are also available for purchase, offering added potential in this prime location.

## Highlights

- Prime Corner Lot in Downtown McCall
- Central Business District Zoning
- Recent Infrastructure Enhancements
- Currently Leased Commercial Building
- Two Adjoining Parcels Available

## Contact Michele Basye today

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