

ICONIC COMMERCIAL REAL ESTATE OPPORTUNITY

\$699,000

TYPE: MULTI TENANT RETAIL BUILDING | IDAHO CITY, ID

SIZE: ±2,800 SF

BUILT IN: 1990

OCCUPANCY: 100%



SARSAPARILLA ICE CREAM



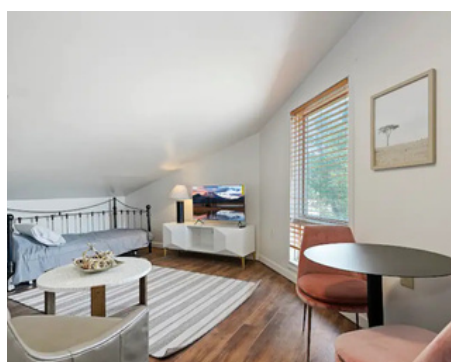
CHICORY & SAGE WINE BAR

BUILDING OVERVIEW

A fully stabilized, 100% occupied mixed-use asset in a premier location. Recently revitalized and anchored by high-quality tenants, this ±2,800 SF building is priced for an immediate sale at \$699,000, representing a rare 9.5% Cap Rate and significant instant equity.



RESIDENTIAL STUDIO



RESIDENTIAL 1 BEDROOM

DIVERSIFIED INCOME STREAM:

- Commercial Unit 1 (Ice Cream Shop)
- Commercial Unit 2 (Wine Bar & Salon)
- Residential Unit 3 (Studio)
- Residential Unit 4 (1-Bedroom)

101 Montgomery St Idaho City, ID 83631

CONTACT



FOR ADDITIONAL
INFO CALL COLE @
208-957-4788



EMAIL OFFERS TO
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QUICK LOCAL STATS

- Current Population: 673 residents.
- Historic Peak: Approximately 7,000 residents in late 1800s during the gold rush.
- Location: Boise County, situated in the mountains just 45 minutes from Boise.
- Vibe: A mix of young professionals and retirees who primarily own their homes.

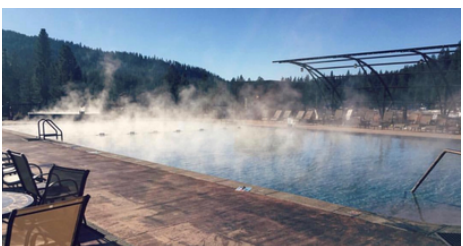
PREMIER NEARBY ATTRACTIONS

- The Springs: A popular, often sold-out destination featuring hot spring pools and a 7-room hotel facility.
- The Smoke Jumper: A newly constructed, luxury tiny-home resort located adjacent to the subject property.
- Boise Basin Museum: A dedicated space for exploring the rich history of the 1800s Gold Rush era.
- Recreation: Direct access to the Charcoal Gulch hike, Buena Vista Loop, and world-class whitewater rafting or winter snowmobiling.



LOCAL FAVORITES

- Steak & Spirits: Diamond Lil's Steakhouse for upscale fish and steak.
- Famous Treats: Trudy's Kitchen (known for pies) and the renovated Sarsaparilla Ice Cream Parlor.
- Entertainment: Karaoke nights at The Gold Mine Grill & Saloon.
- Coffee & Gifts: Wallula Coffee for traditional brews and locally-made souvenirs.



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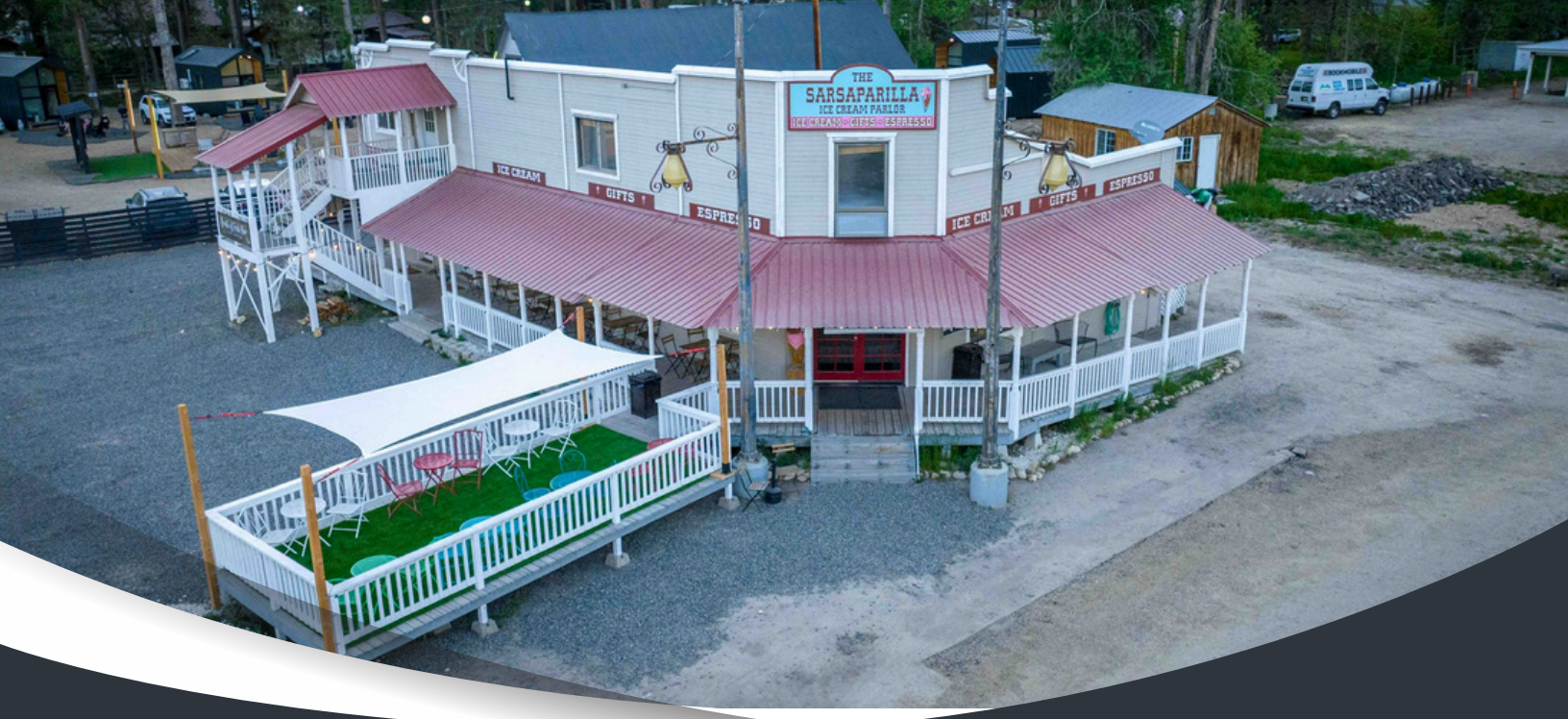


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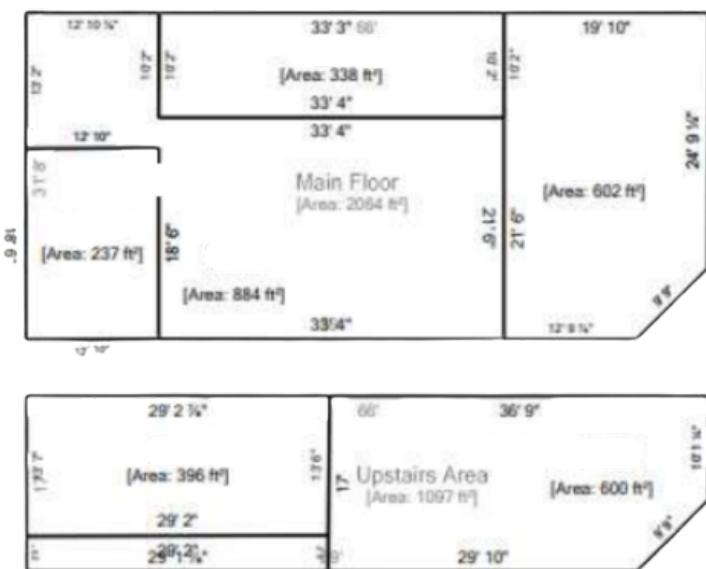
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THE HISTORIC SARSAPARILLA BUILDING

LOCATED AT THE PREMIER "MAIN & MAIN" INTERSECTION OF IDAHO CITY, THE ICONIC SARSAPARILLA BUILDING IS A HISTORIC LANDMARK THAT HAS BEEN MASTERFULLY REVITALIZED INTO A HIGH-YIELD, MIXED-USE CORNERSTONE OF THE COMMUNITY.

TODAY, IT SERVES AS A MODERNIZED HUB OF LOCAL COMMERCE AND RESIDENTIAL LIVING, PERFECTLY POSITIONED TO CAPTURE THE GROWTH FLOWING FROM THE BOISE VALLEY'S MASSIVE INDUSTRIAL EXPANSION.



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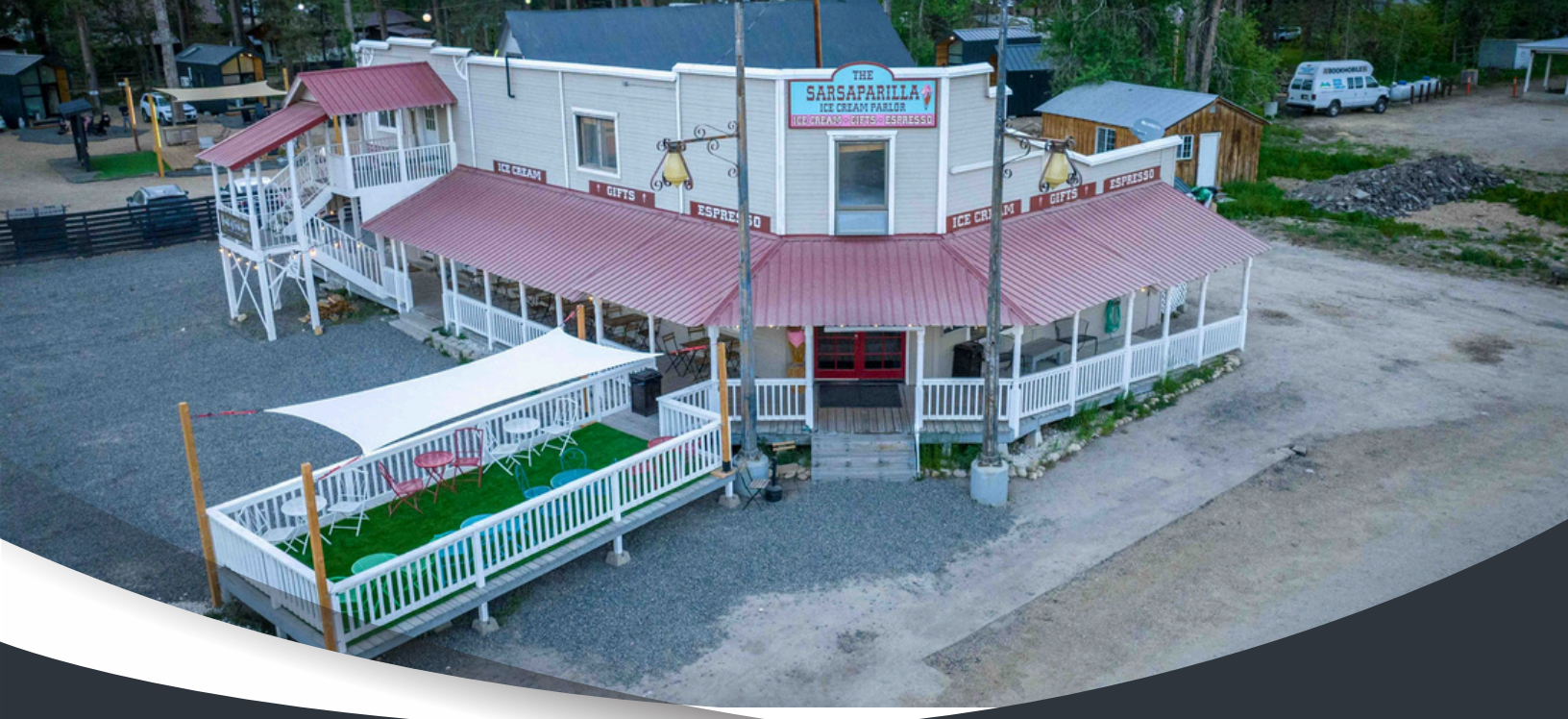


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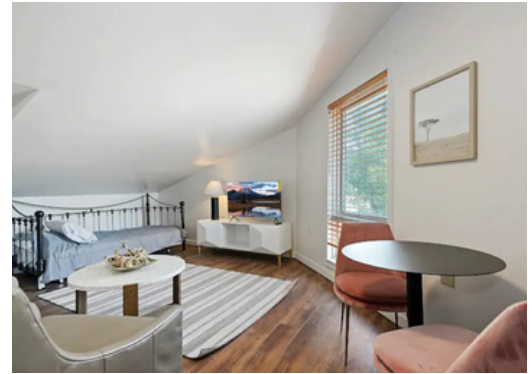
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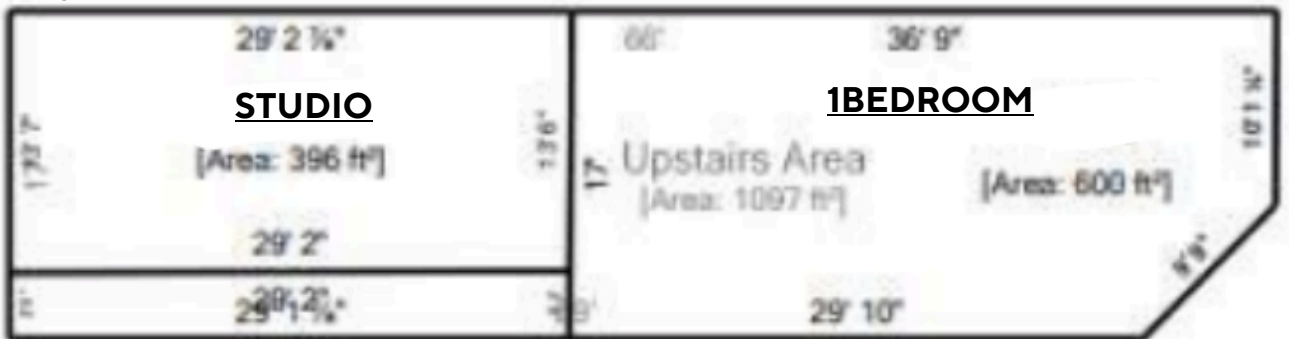
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THE LAYOUT (UPPER)

Located on the upper level of this iconic building, these two fully renovated units offer a rare combination of historical character and contemporary finishes. Both units enjoy unique design, great natural light, and the stability of a 2-year history of 100% occupancy. These units were previously used as AIRBNBs before turning them into long term rentals.



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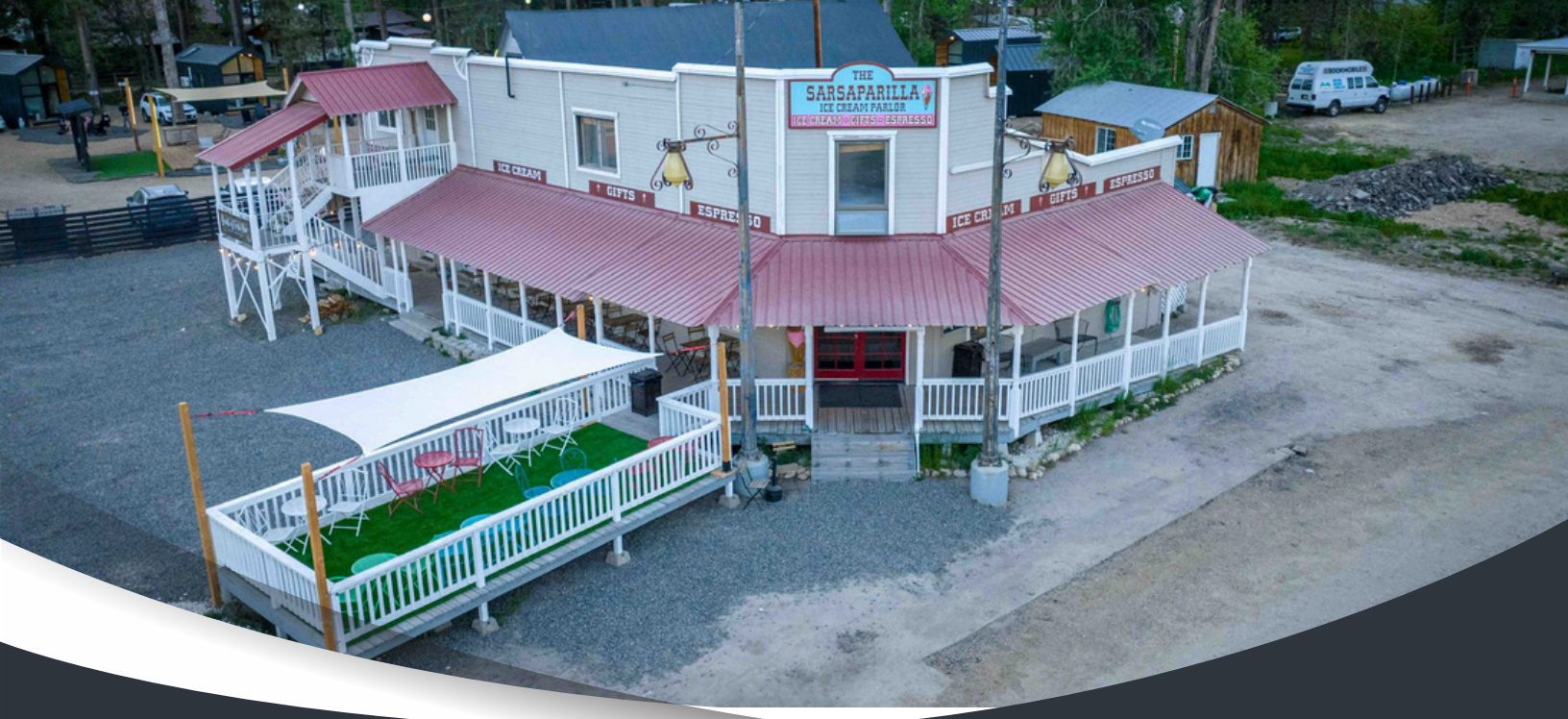


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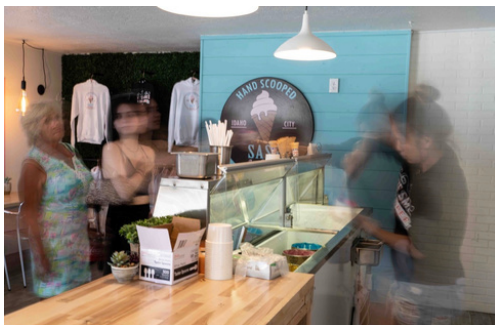
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THE LAYOUT (LOWER)

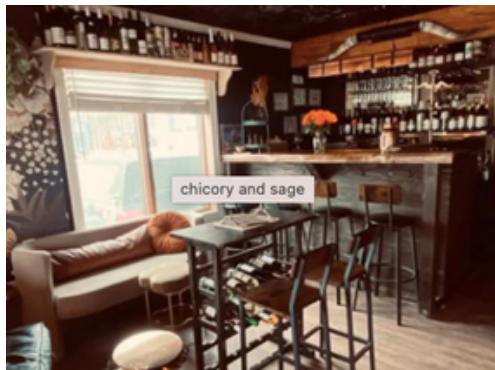
The lower level consists of two high-visibility commercial suites totaling ±2,050 SF. These spaces benefit from massive street frontage, capturing the primary foot traffic of Idaho City's historic district and the growing year-round visitor base from the Boise valley.

-The Sarsaparilla Ice Cream Parlor & Gift Shop is a beloved Idaho City landmark at the high-traffic corner of 101 Montgomery Street

-Chicory & Sage is a sophisticated anchor tenant at 101 Montgomery, operating as a high-end wine bar, hair salon, and curated boutique that offers an inviting "mountain lounge" experience.



ICE CREAM SHOP:
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CHICORY & SAGE WINE BAR/SALON:
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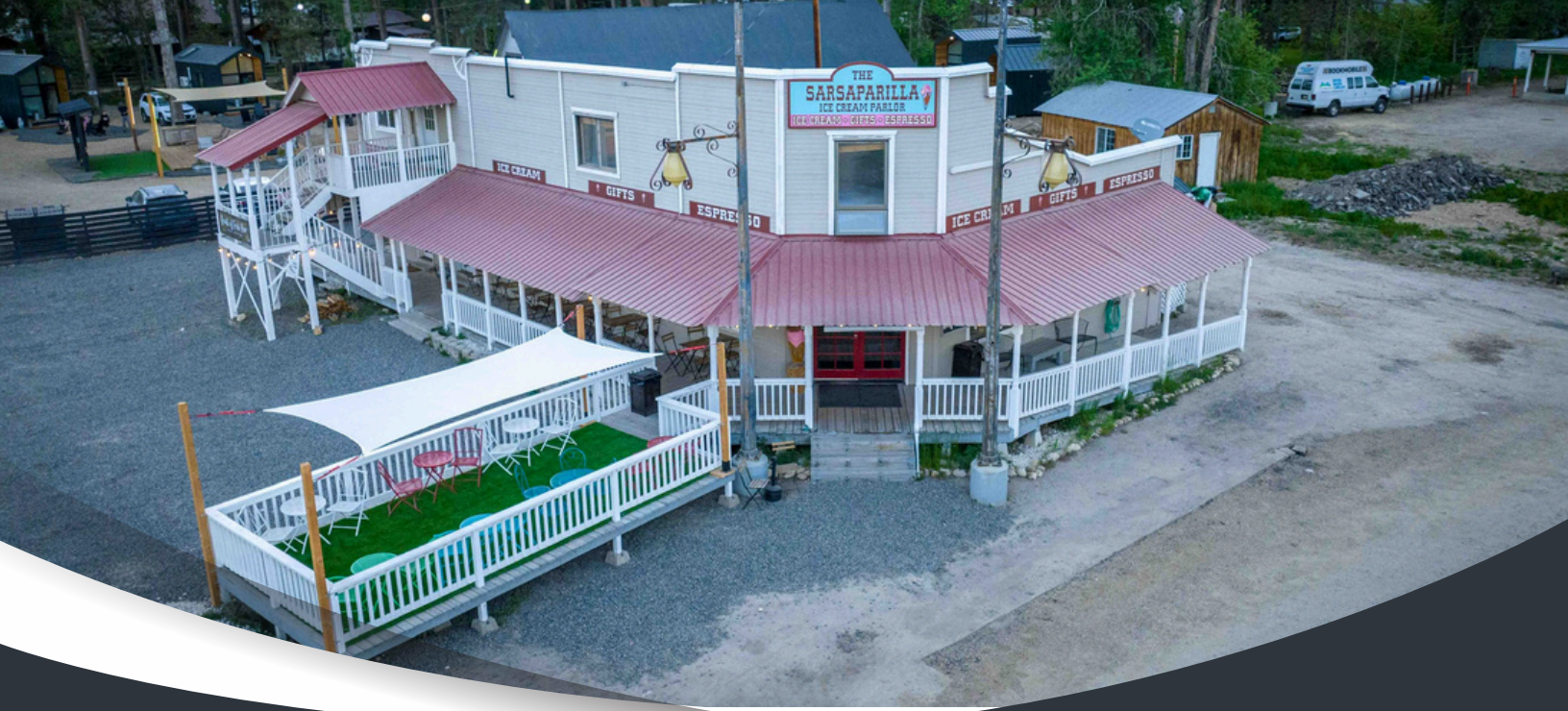


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THE MASSIVE MICRON OPPORTUNITY

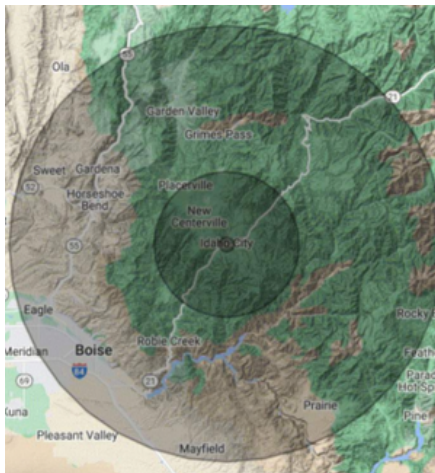
THE IDAHO CITY OPPORTUNITY: THE "MICRON EFFECT"

STRATEGIC PROXIMITY TO IDAHO'S ECONOMIC ENGINE IDAHO CITY IS PERFECTLY POSITIONED TO CAPTURE THE MASSIVE "OVERFLOW" FROM BOISE'S HISTORIC INDUSTRIAL EXPANSION. WITH MICRON TECHNOLOGY'S \$15 BILLION SEMICONDUCTOR FABRICATION PLANT NOW UNDER CONSTRUCTION AT THE BASE OF THE HILL IN SOUTHEAST BOISE, THOUSANDS OF HIGH-WAGE ENGINEERING AND CONSTRUCTION JOBS ARE FLOODING THE REGION.

THE 45-MINUTE CORRIDOR: 101 MONTGOMERY ST SITS JUST 45 MINUTES FROM THE MICRON SITE. AS BOISE'S HOUSING PRICES CONTINUE TO SKYROCKET, IDAHO CITY OFFERS THE PREMIER MOUNTAIN-LIFESTYLE ALTERNATIVE FOR THE INCOMING WORKFORCE.

A "MAIN & MAIN" CAPTURE: AS THE POPULATION AT THE "BASE OF THE HILL" EXPLODES, IDAHO CITY IS TRANSITIONING FROM A SEASONAL TOURIST DESTINATION TO A YEAR-ROUND HUB. THIS BUILDING SITS AT THE HIGHEST-TRAFFIC INTERSECTION, CAPTURING EVERY DOLLAR THAT ENTERS THE CITY.

INFRASTRUCTURE & APPRECIATION: THE INFLOW OF TECH-SECTOR WEALTH INTO THE BOISE BASIN IS DRIVING A NEW WAVE OF "SHORT-TERM RENTAL" DEMAND AND UPSCALE COMMERCIAL NEEDS. WITH A 9.6% CAP RATE TODAY, THE POTENTIAL FOR RENT GROWTH AS BOISE'S FOOTPRINT EXPANDS IS UNPRECEDENTED.



○ Micron Technology, 8000 S Federal Way

○ Idaho City, Idaho 83631

+ Add destination



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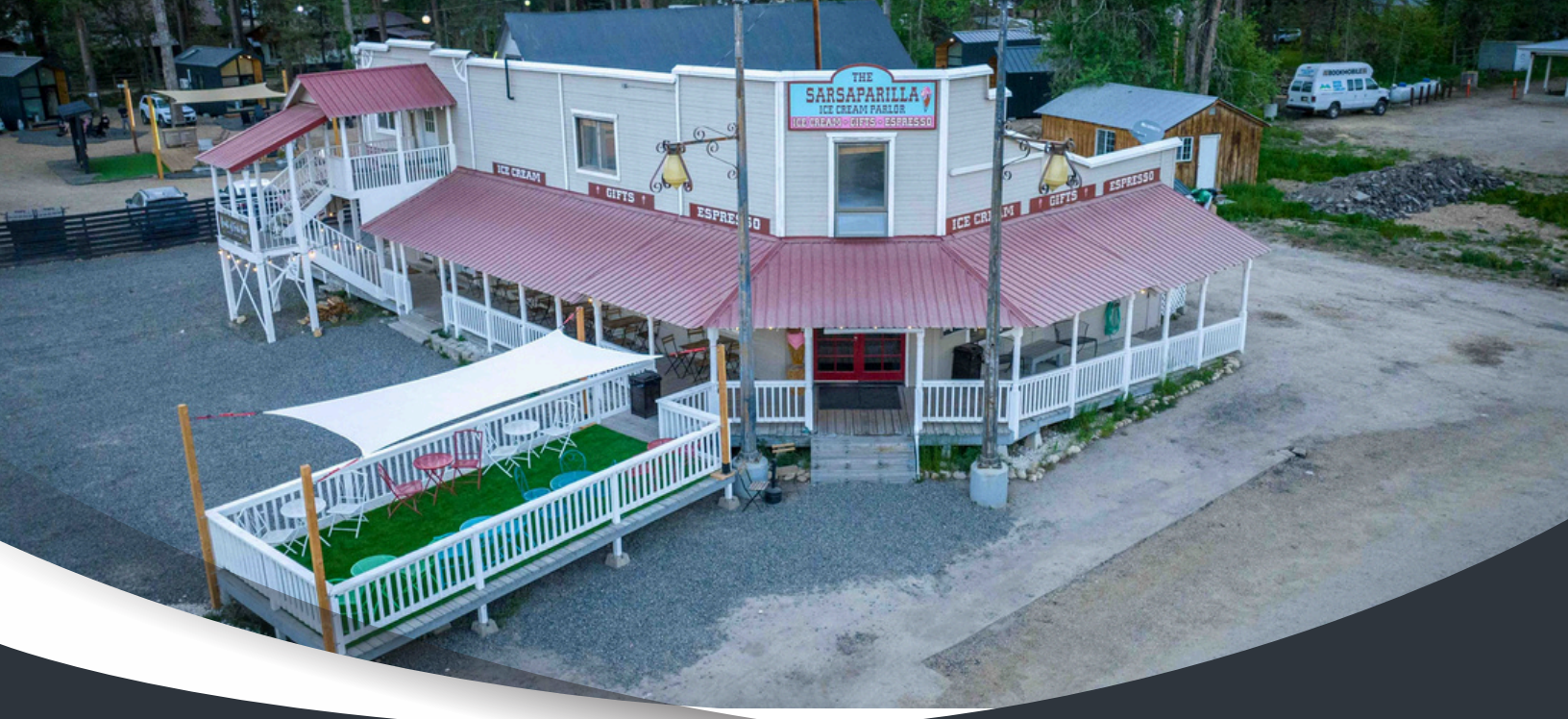


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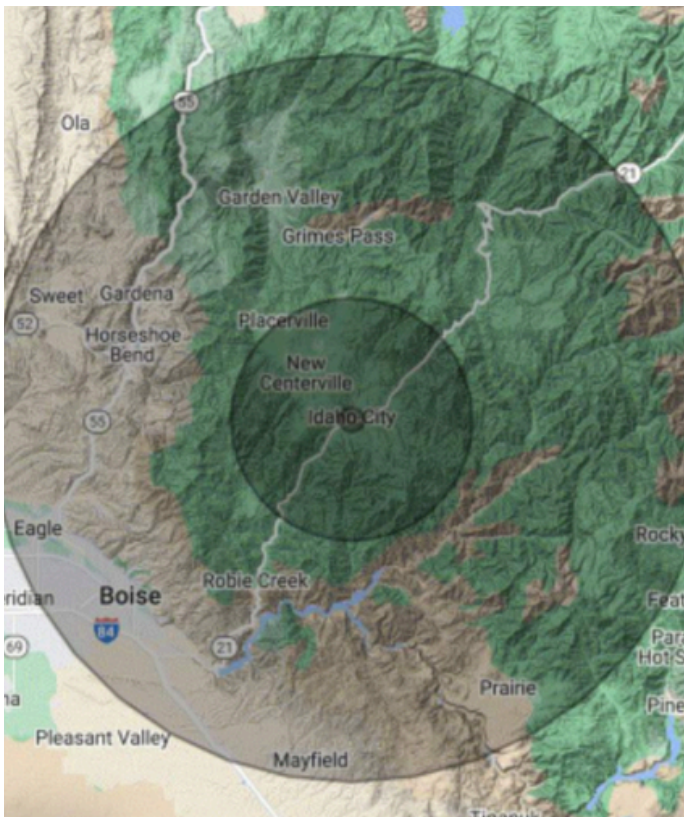
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LOCAL DEMOGRAPHICS

Demographic Overview (2020 ACS)

Category	1 Mile	10 Miles	30 Miles
Population	548	1,215	303,226
Average Age	63.4	55.5	40.3
Average Age (Male)	63.6	55.9	39.7
Average Age (Female)	63.0	52.5	40.9
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Households & Income			
Total Households	9	1,077	132,426
# of Persons per HH	1.0	1.1	2.3
Average HH Income	\$28,533	\$30,012	\$85,396
Average House Value	\$192,659	\$195,964	\$299,743

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THE FINAL PERFORMANCE MATH:

GROSS ANNUAL INCOME: **\$80,400**

TOTAL EXPENSES: **(\$13,545)**

NET OPERATING INCOME (NOI): **\$66,855**

CAP RATE AT \$699K ASKING PRICE: **9.5%**

ANNUAL EXPENSE BREAKDOWN

Expense Item	Annual Cost	Monthly	Description
Property Taxes (2025)	\$3,036	\$253	Based on actual 2025 Boise County assessment.
Property Insurance	\$3,529	\$294	Annual premium for mixed-use coverage.
Water & Sewer	\$4,980	\$415	Owner-paid base utilities and connection fees.
Maintenance Reserve	\$2,000	\$167	Annual budget for minor repairs/common areas.
TOTAL EXPENSES	\$13,545	\$1,129	~16.8% Expense Ratio

RENT ROLL SPECIFICS

Unit	Tenant Name	Type	Approx. SF	Monthly Rent	Annual Rent	Lease Status
1	Boutique Wine Bar & Salon	Commercial	1,450			
2	Ice Cream Shop	Commercial	600			
3	Residential (1-Bed)	Residential	450			
4	Residential (Studio)	Residential	300			
TOTAL			±2,800			

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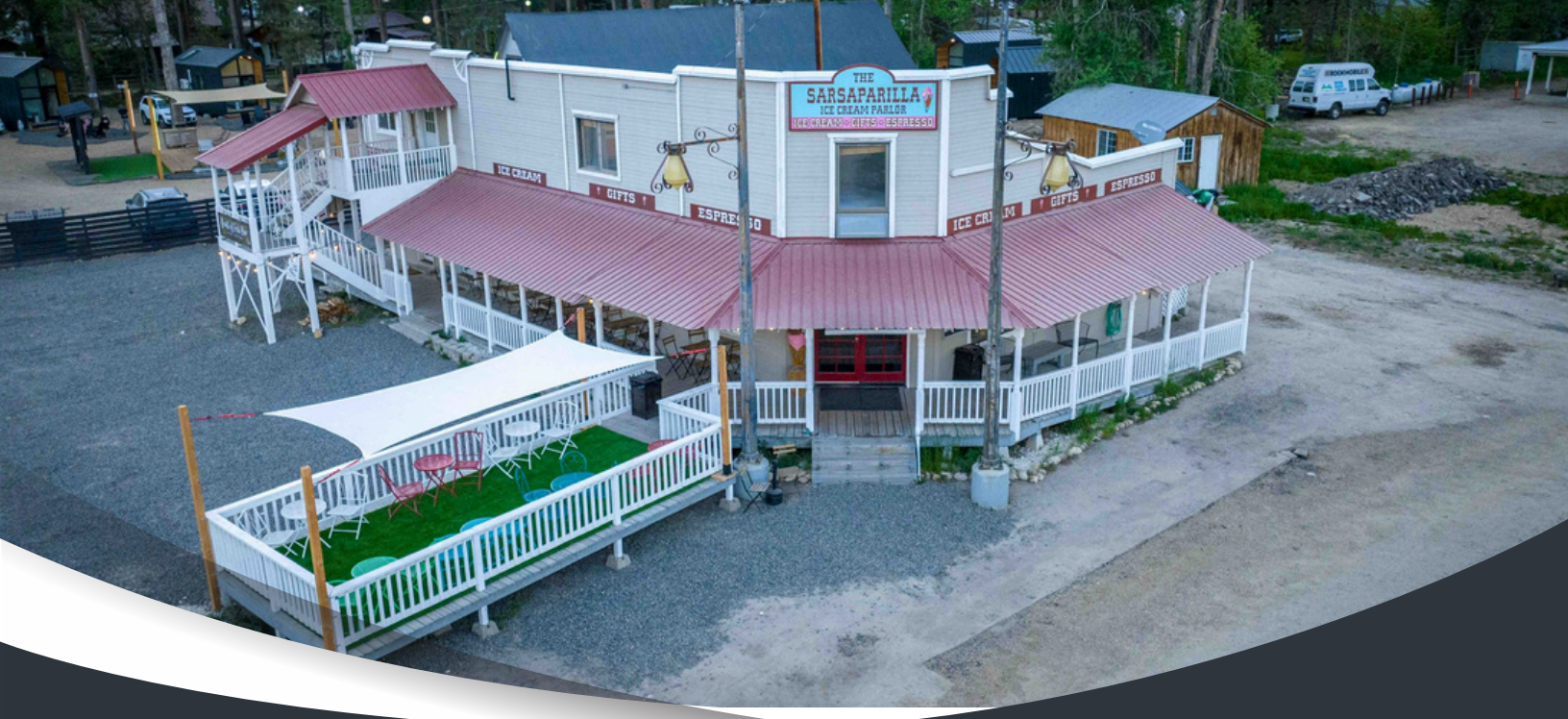


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INVESTOR FAQ:

Q: Are the businesses included in the sale? A: No. This offering is for the real estate and land only. The "Sarsaparilla Ice Cream Parlor" and "Chicory & Sage" are independent businesses. All existing leases and terms will remain in place and transfer to the new owner at closing, ensuring immediate, uninterrupted cash flow.

Q: What are the preferred terms for a sale? A: Due to the complexities of conventional commercial financing in rural mountain towns, the Seller is prioritizing Cash offers or 1031 Exchange buyers. This strategy ensures a certain, streamlined closing process and avoids the common appraisal and lending delays associated with "big box" banks.

Q: Who are the current commercial tenants? A: The building is anchored by two iconic Idaho City brands. Chicory & Sage operates a boutique wine bar and salon on a NDA NEDED with NDA NEDED annual escalators. Sarsaparilla Ice Cream Parlor & Gift Shop is a high-traffic staple at the "Main & Main" corner, with a rent increase to NDA NEDED.

Q: How are utilities managed? A: The property is designed for high efficiency and low owner overhead. All four units are separately metered for electricity, which is paid directly by the tenants. The owner covers the base Water/Sewer/Trash (Approx. \$415/mo), which is accounted for in the annual expense profile.

Q: Why is the property priced at \$699,000? A: The asking price represents a \$171,000 discount to the February 2022 "As-Is" appraisal of \$870,000. This aggressive pricing accounts for future exterior maintenance (paint and roof) and provides the buyer with significant instant equity.

Q: What is the "Micron Growth" potential? A: Located just 45 minutes from the new \$15B Micron expansion in Southeast Boise, Idaho City is the premier mountain destination for Boise's high-wage tech workforce. This property sits at the city's absolute highest-traffic intersection, capturing the rise in year-round consumer spending and residential demand.

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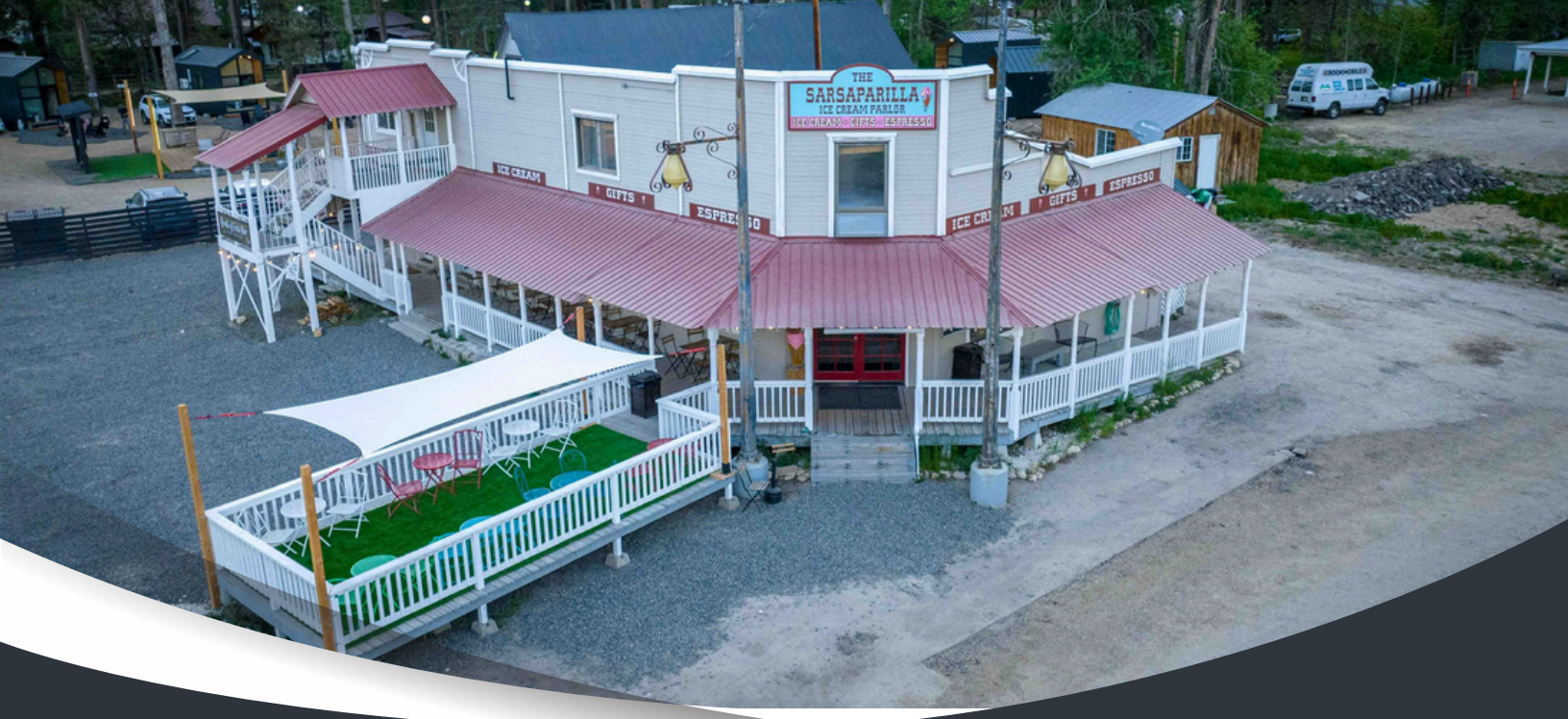


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