



FOR SALE

207-217 10th Ave. S,
Nampa, ID 83651

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Property Overview

Property Type	Industrial
Total Building Size	11,320 SF
Available Space	Total : 11,320 SF
	Warehouse: 10,620 SF
	Office: 700 SF
Construction Type	Masonry
Year Built	1955 (Renovated 2020)
Land Size	0.45 Acres
Zoning	DV
Ceiling Height	12 ft
Grade Level Drive-In Doors	Ten
Fire Supression	None
Parking	20
Power	• 2 panels with 200 amps of three-phase • 2 panels with 100 amps of single-phase
Heating & Cooling	• Office has wall-mounted AC unit • Warehouses have ceiling hung gas heaters
Property Access	Contact Listing Agent
Sale Price	\$1,999,000

Highlights

- Located right off Downtown core in Nampa
- Excellent opportunity for automotive or machining-related businesses
- Building underwent significant renovations including heating, bathrooms, and roof in 2020
- Property situated over three buildings creating good opportunity for owner-user or investor looking for multi-tenant property



Floor Plan

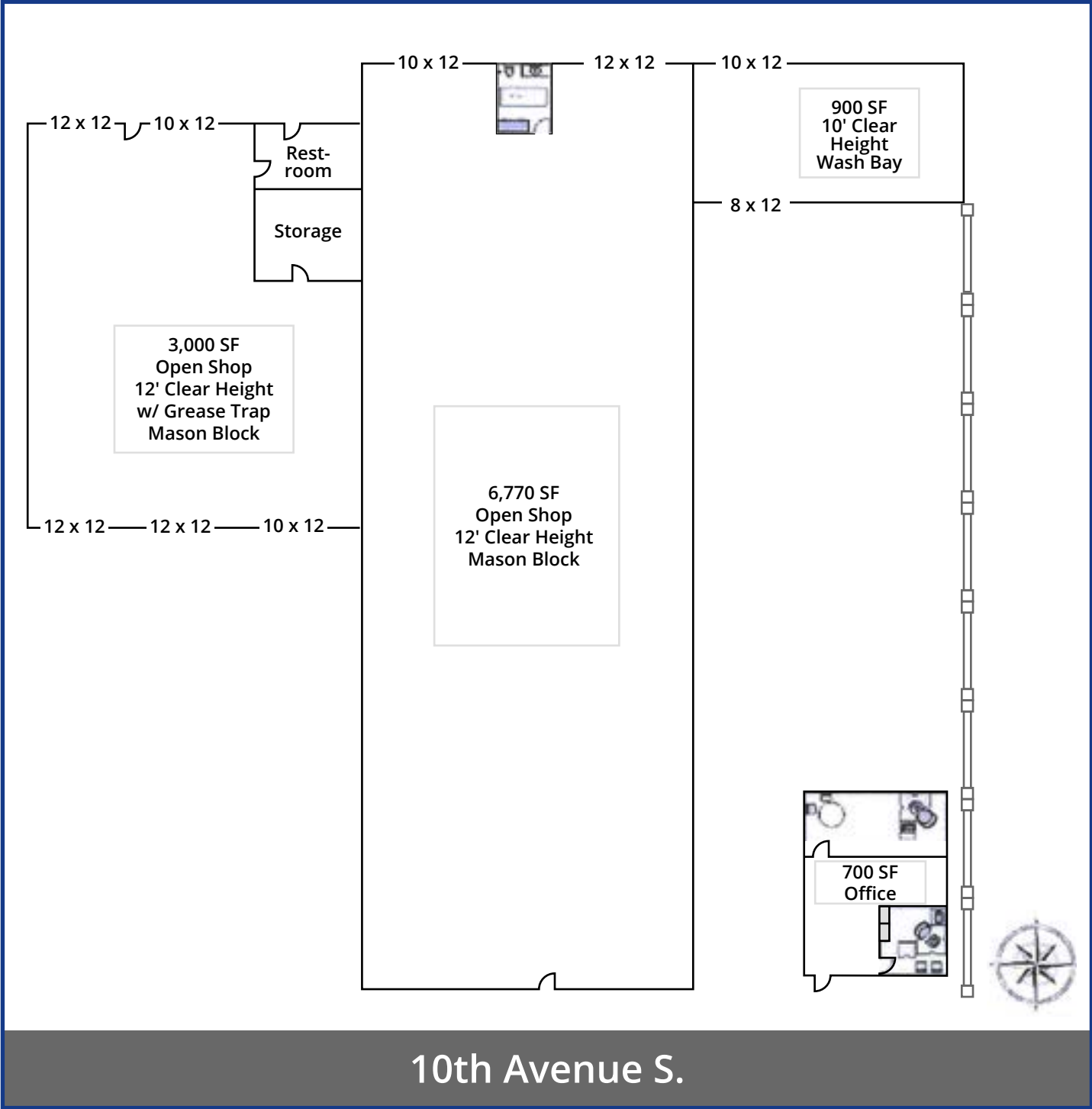
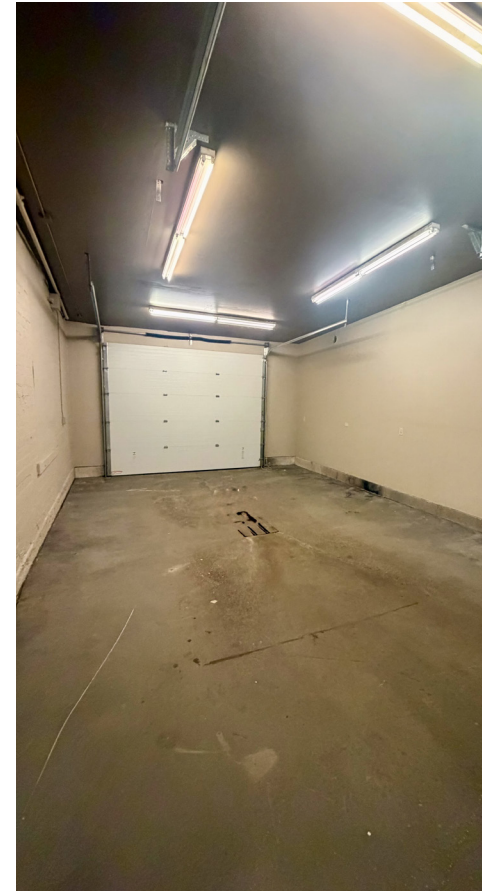


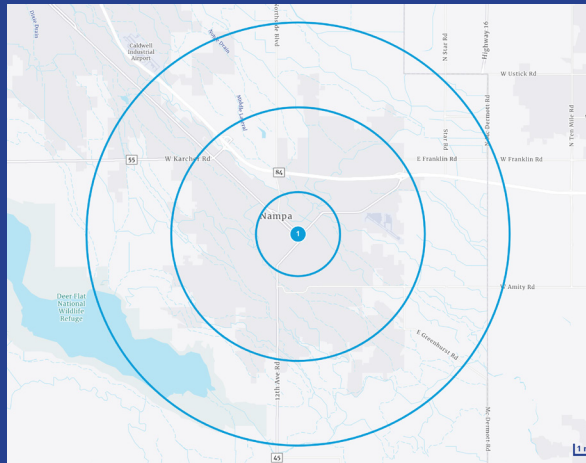
Photo Gallery





Location

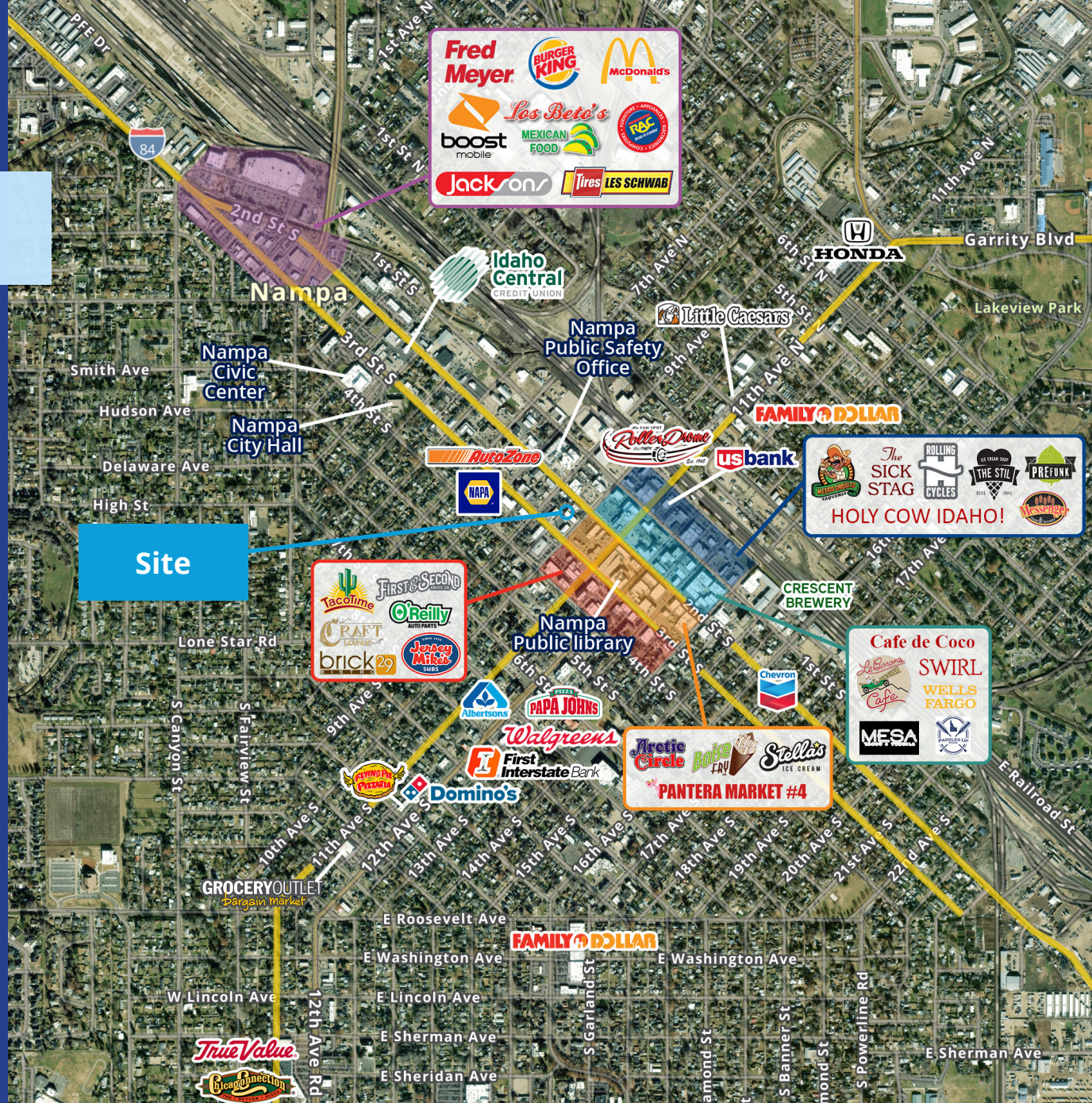
Demographics



	1 Mile	3 Miles	5 Miles
Population	14,553	92,099	147,449
Households	5,632	33,438	51,719
Avg. Household Income	\$71,095	\$88,424	\$99,083



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