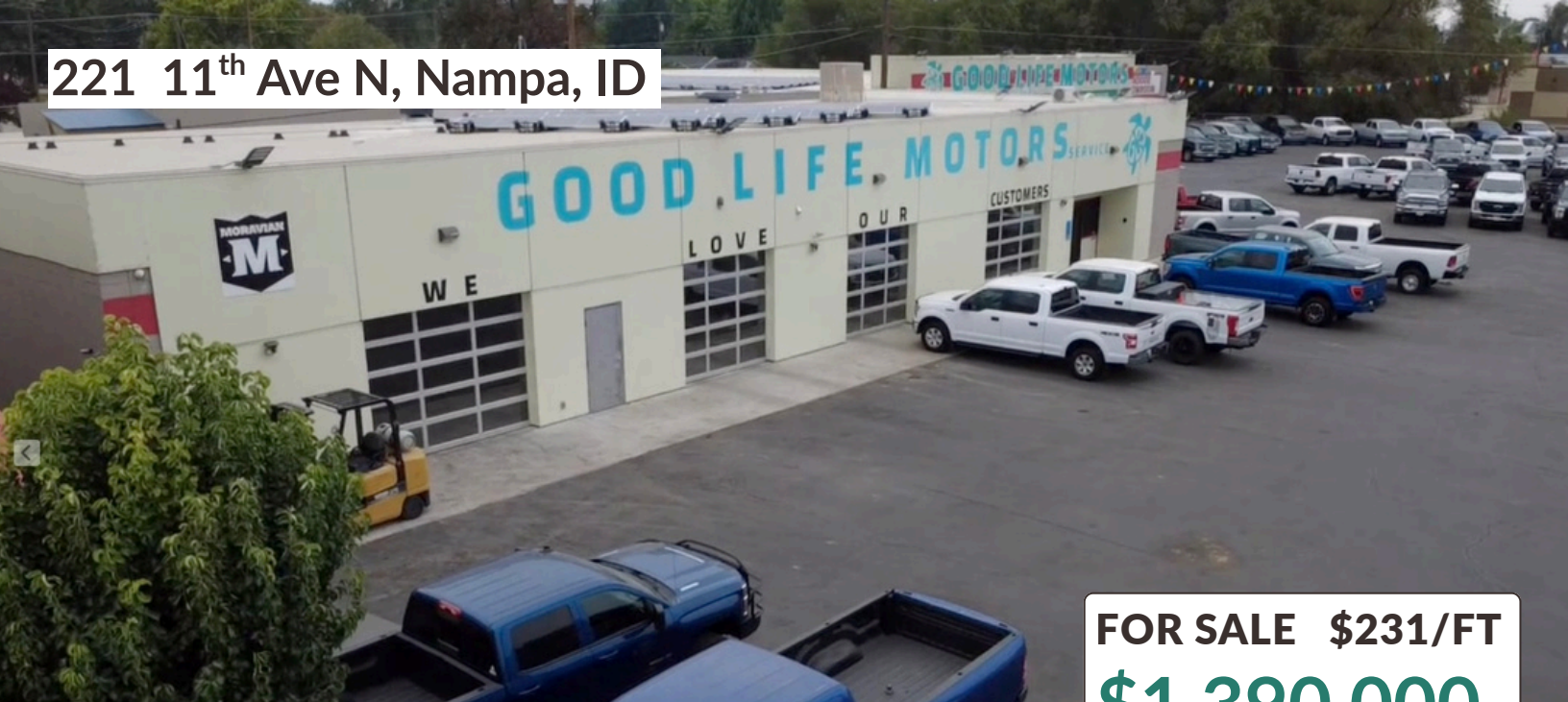


221 11th Ave N, Nampa, ID



FOR SALE \$231/FT
\$1,390,000

Premier Shop Space Near Downtown Nampa

6,000 SF | .53 Acres | 10 vehicle bays

Turn key building with exceptional visibility

- **Flexible Shop Space**
- **10 vehicle bays or convert to other use**
- **25,000 cars/day on major Nampa artery**
- **Recent major remodel, new roof, solar**
- **Flexibly Zoned: BC Community Business**
- **Strong Nampa market fundamentals**
- **Adjacent 26,000 sq ft building is also for sale or lease separately**



6000 sq ft shop with bathroom, office, waiting area. 10 bays



7 Lifts and all shop equipment may be additionally purchased



Shop Office/Waiting Area



120' x 50' space allows for 7 lifts + 3 flat bays.

(Call) 208-891-5596

BradTibbs@gmail.com



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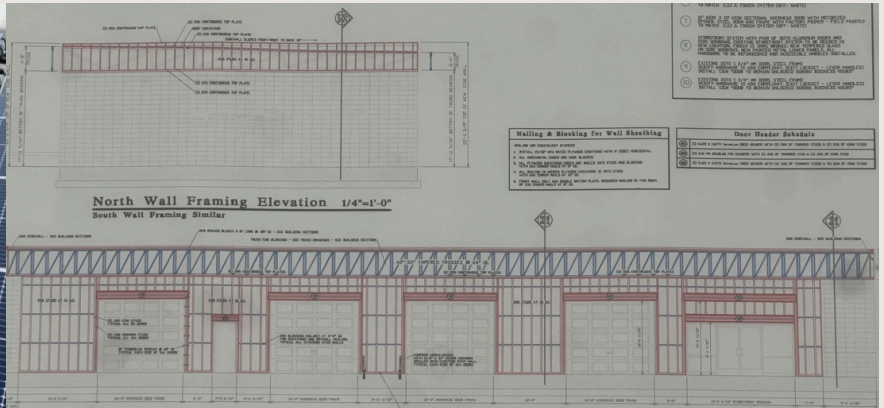
Standout features:

- Owner carry financing available with down payment!
- Lease or Lease to Own available
- 25+ parking spaces outside plus room for 10 vehicles inside
- New roof, storefront, office, bathroom, AC in 2022
- Exceptional exposure on busy Nampa artery
- Air compressor lines
- Possible lease of fenced bull pen behind the shop.
- *Service equipment and business assets can be purchased!*



Large Solar Power System

Produces ~\$2000/year in energy



Architectural Drawings Available

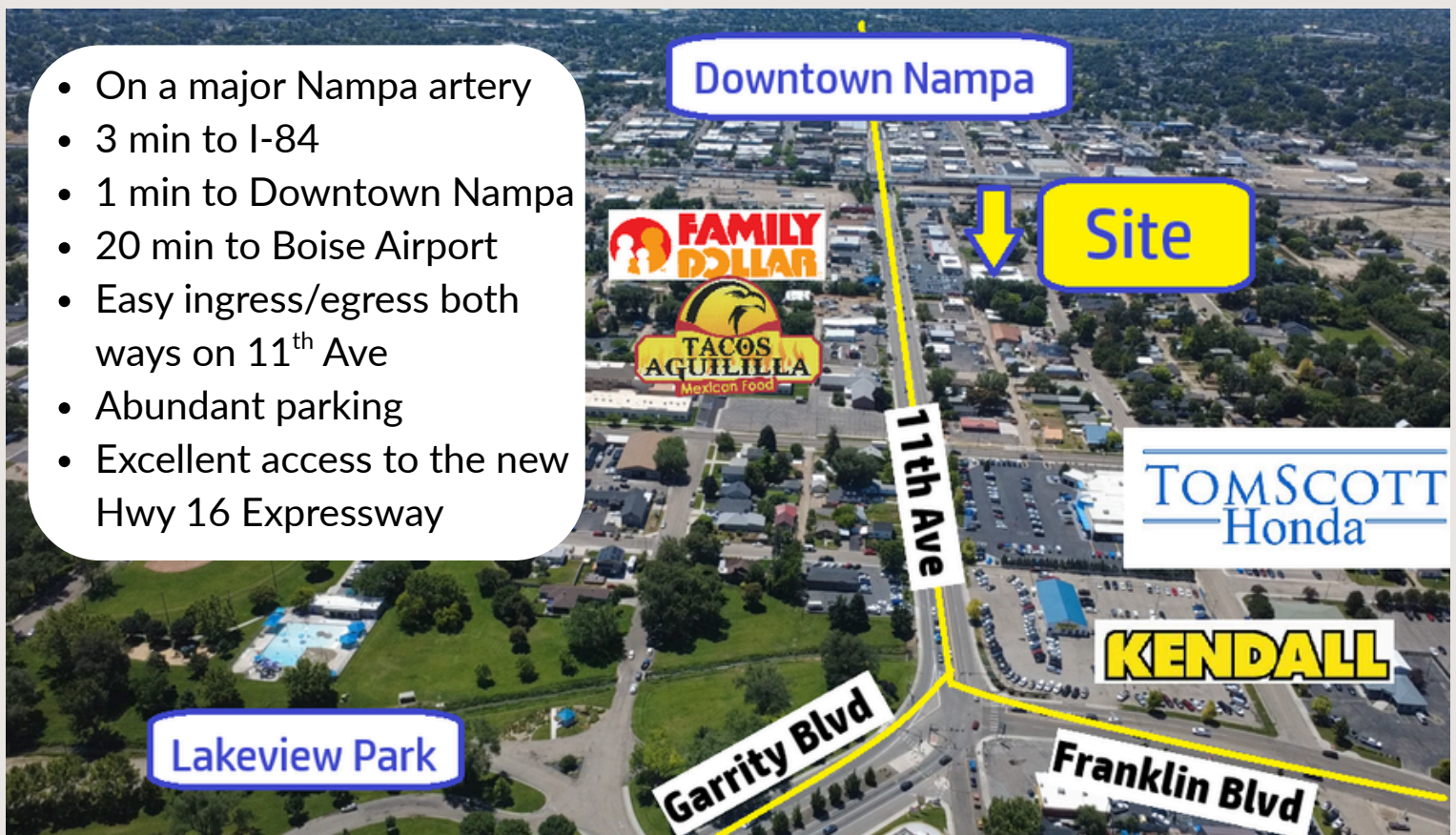
Potential Uses:

- Automotive/Power Sports
- Service Business
- Education/Training Center
- Manufacturing
- Distribution Center/Warehouse
- Great Owner/User Opportunity

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- On a major Nampa artery
- 3 min to I-84
- 1 min to Downtown Nampa
- 20 min to Boise Airport
- Easy ingress/egress both ways on 11th Ave
- Abundant parking
- Excellent access to the new Hwy 16 Expressway



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Nampa is one of Idaho's fastest-growing cities, offering a dynamic business climate, a skilled workforce, and excellent access to Interstate 84 and the Boise metropolitan area. Continued investment in downtown revitalization, strong population growth, and a diverse local economy make Nampa an attractive destination for owner-users and investors seeking long-term value in the heart of the Treasure Valley.

For Sale or Lease By the Owner, Brad Tibbs

Happily Paying Commissions to Buyers
Agents



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