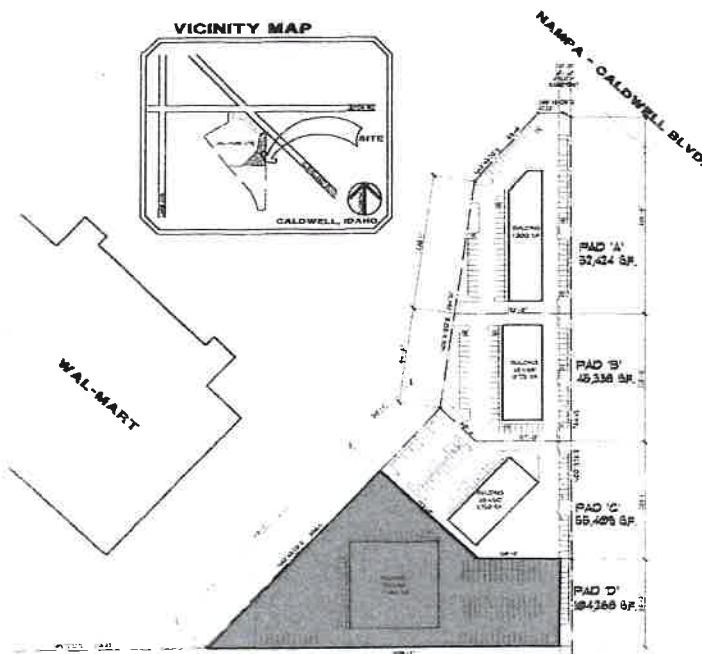


SUPER WAL-MART / CLEARWATER PLAZA FOR SALE | BUILD TO SUIT

5212 CLEVELAND BLVD | CALDWELL, ID



*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

- **SALE PRICE - \$995,000**
- **2.4 acres all or part / divisible!**
- Price negotiable for smaller pad sizes
- All utilities to site
- Zoned Commercial and ready to build on
- Owner will sell; or will build to suit/lease up to +/- 22,950sf
- +/- 22,950sf divisible down to 4,000sf
- \$18/sf to \$24/sf + NNN
- Rent is dependent on size, term, and tenant improvements
- **Present all offers**
- **Contact agent for details**

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