



**HIGHWAY-FRONTING INVESTMENT  
WITH INCOME IN PLACE | 6.5% CAP**

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**HIGHLIGHTS**

- Highway 95 frontage
- Pylon sign
- Retail showroom (2,835 SF)
  - Built out with offices and restrooms
- Shop /warehouse space (1,400 SF)
  - Roll up door and free span interior
- RV storage on rear portion of lot
  - 40 numbered and covered spaces
- Contact agents for showing information

**CONTACT AGENTS FOR SHOWING.**

**AVAILABLE**

**OFFERING INFORMATION: BUILDING AND STORAGE**

<b>Sale Price:</b>	\$750,000
<b>Cap Rate:</b>	6.5%
<b>Size:</b>	4,235 SF + 40 Storage Units
<b>Price/Unit:</b>	\$96/SF (Building) \$8,602/unit (Storage)
<b>Tenant:</b>	<a href="#">IDEX Metals</a>
<b>Remaining Term:</b>	2 Years

# EXTERIORS

**TOK**  
COMMERCIAL



# SHOWROOM



**TOK**  
COMMERCIAL



# WAREHOUSE





**HWY 95**



**2029 HWY 95, COUNCIL**

**COUNCIL VALLEY COVERED STORAGE**

**DRIVE TIMES FROM COUNCIL**

**COUNCIL**

**WEISER-55 MINS**

**McCALL- 51 MINS**

**INTERSTATE 84- 1 HR 13MINS**

**51 MINS**

**McCALL**

**COUNCIL**

**55 MINS**

**WEISER**

**1HR 13MINS**