

# RETAIL BUILDING | FOR SALE 119 N. 2ND STREET

Parma, ID 83660



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC

## PRICE REDUCTION!



### ECONOMIC DATA

**SALE PRICE:** \$425,000

### PROPERTY INFORMATION

**COUNTY:** Canyon

**MARKET:** Parma

### BUILDING DATA

**TOTAL BLDG. SF:** 4,104 SF

**PARKING:** 1-5 Spaces

**ZONING:** C-2

### LISTING DATA

**AVAILABLE SF:** 4,104

### PROPERTY OVERVIEW

Lee & Associates Idaho is pleased to present a versatile 2-story building offering for sale. With 4,104 square feet of flexible space, located on Highway 95 in the heart of Parma this property is ideally suited for residential or mixed-use purposes. Features include a spacious upstairs gathering hall, an entertainment and dance room, a fully equipped kitchen in the basement, and a rentable upstairs apartment with a full bathroom—perfect for generating additional income or accommodating personal use. The basement is currently configured as a functional hair salon with both open and private rooms, adding further potential for business or rental income. This property is currently offered for sale, and for added buyer flexibility, the owner is open to offering seller financing.

### PROPERTY HIGHLIGHTS

- Downtown location near the Post Office, City Hall, M&W Foods and other amenities
- Unmatched visibility at a hard corner with Highway 20-26 frontage
- Flexible live/work or mixed-use potential
- Roof replaced in 2022
- Multitude of possibilities for both owner-user and investors
- Amenities include a carport, central air and forced air gas heating
- Finished driveway with parking

RJ Walker | Principal  
rjw@leeidaho.com  
C 208.488.5758

Alec Dhaenens | Associate  
alecd@leeidaho.com  
C 208.405.3104

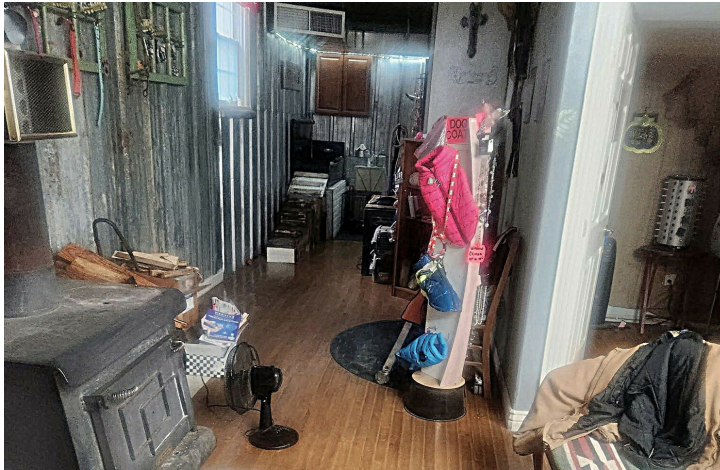
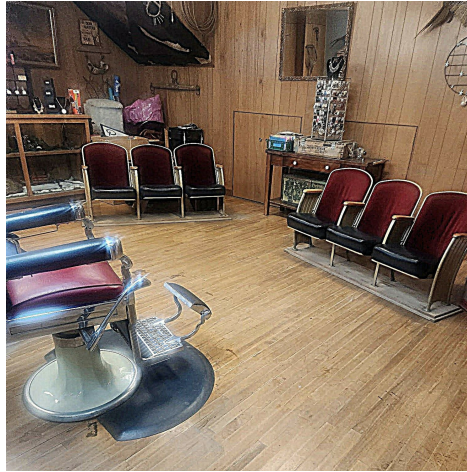
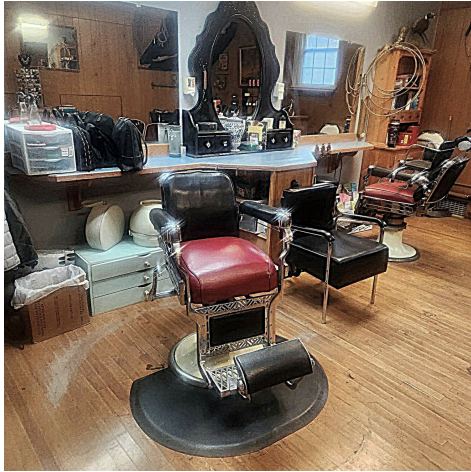
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# RETAIL BUILDING | FOR SALE 119 N. 2ND STREET

Parma, ID 83660



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



RJ Walker | Principal  
rjw@leeidaho.com  
C 208.488.5758

Alec Dhaenens | Associate  
alecd@leeidaho.com  
C 208.405.3104

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# RETAIL BUILDING | FOR SALE 119 N. 2ND STREET

Parma, ID 83660



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



RJ Walker | Principal  
rjw@leeidaho.com  
C 208.488.5758

Alec Dhaenens | Associate  
alecd@leeidaho.com  
C 208.405.3104

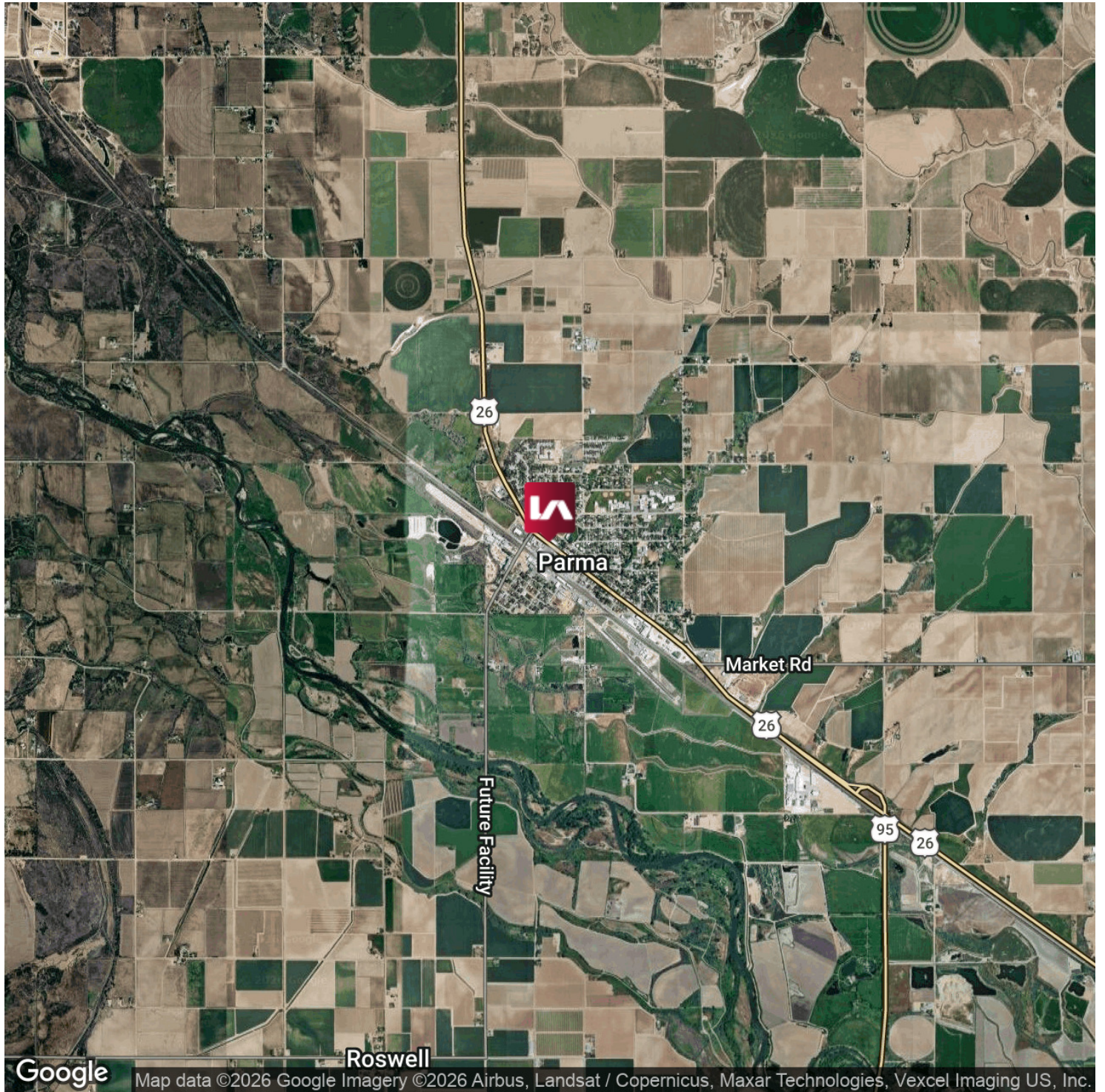
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# RETAIL BUILDING | FOR SALE 119 N. 2ND STREET

Parma, ID 83660



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



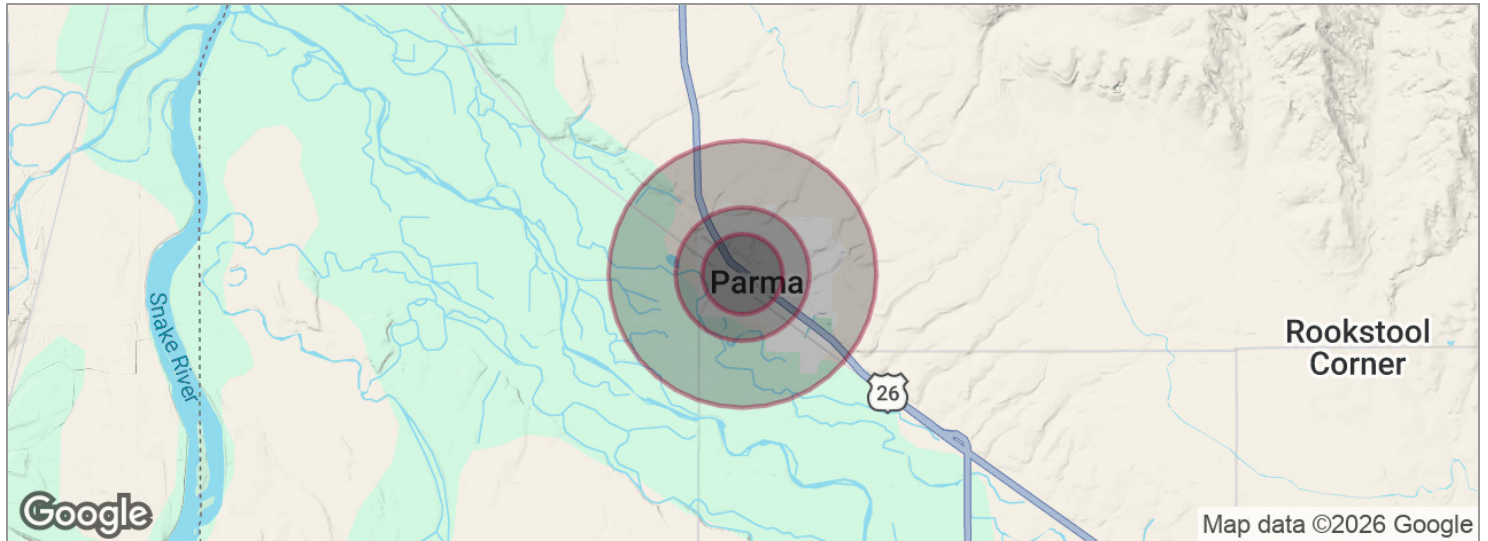
RJ Walker | Principal  
rjw@leeidaho.com  
C 208.488.5758

Alec Dhaenens | Associate  
alecd@leeidaho.com  
C 208.405.3104

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.  
No liability of any kind is to be imposed on the broker herein.

# RETAIL BUILDING | FOR SALE 119 N. 2ND STREET

Parma, ID 83660



<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total population	490	1,954	2,563
Median age	39	39	39
Median age (Male)	38	37	37
Median age (Female)	40	40	40
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total households	162	646	845
# of persons per HH	3	3	3
Average HH income	\$68,417	\$67,484	\$66,623
Average house value	\$381,793	\$374,534	\$367,837

\* Demographic data derived from 2020 ACS - US Census

RJ Walker | Principal  
rjw@leeidaho.com  
C 208.488.5758

Alec Dhaenens | Associate  
alecd@leeidaho.com  
C 208.405.3104

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.