

COMMERCIAL PROPERTY FOR SALE

288 MAIN STREET S.
HANSEN, ID 83334



OFFERING SUMMARY

SALE PRICE:	\$411,000
SQUARE FEET:	5000 +/-
ACRES:	.16 +/-
ZONING:	Commercial/Industrial
TAXES:	\$1,436.02

PROPERTY DESCRIPTION

NEWLY RENOVATED BUILDING THAT CAN BE USED FOR A SHOP OR WAREHOUSE New Restroom, metal roof, stucco, 10' X 12' overhead door, with built in entrance door. 13' to rafters, 3 phase power, R-21 insulated, concrete floor, 12 Parking spaces, natural gas connection. No special use permit required, multiple types of Industrial or Businesses can utilize this ready to move into space. with a \$0.75 cent lease rate per square foot, there is a potential for a 10% cap rate for an investor. Owner Carry Option Available!

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ROBERT JONES REALTY, INC.

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