

For Sale

# Industrial/Retail-Mtn Home

1200 & 1250 Hwy 30 & 1225 N 3rd West



## AVAILABLE PROPERTY

|                      |  |
|----------------------|--|
| <b>Location</b>      | Mountain Home, ID<br>Sunset Strip (Hwy 30)<br>approximately 2 miles from<br>I-84 Exit 90 |
| <b>Building Size</b> | ±6,500 SF - Main Building<br>±3,000 SF - Showroom<br>±1,925 SF - Outbuilding             |
| <b>Lot Size</b>      | ±1.86 acres  |
| <b>Zoning</b>        | C4-Heavy Commercial  |
| <b>Sale Price</b>    | \$800,000<br>BRING ALL OFFERS  |

## SITE INFORMATION

- Sale includes business & real estate
- Currently T & V Marine, a local boat repair shop
- Consists of 3 parcels totaling ±1.86 acres with excellent frontage on Hwy 30
- Overhead doors on both sides of building for through access
- Could be split for multiple businesses
- Possible Uses: Auto repair, dealership, convenience store, self storage, etc.

| DEMOGRAPHICS      | 1 Mile   | 10 Miles | 30 Miles |
|-------------------|----------|----------|----------|
| Total Households  | 20       | 2,458    | 12,459   |
| Total Population  | 57       | 6,589    | 35,543   |
| Average HH Income | \$59,370 | \$53,553 | \$57,419 |



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**NAISelect**  
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208-229-2020

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