

FOR SALE

INDUSTRIAL DEVELOPMENT POTENTIAL

5023 E Victory Rd, Nampa, ID 83687



OFFERING SUMMARY

SALE PRICE:	\$1,585,385
LOT SIZE:	3.42 Acres
MAIN BUILDING SIZE:	4,332 SF
LAND PRICE / SF:	\$10.64

PROPERTY OVERVIEW

3.42 acres of land with a 4,332 square foot assisted-living facility licensed for 10 residents. There is an existing 2,800 square foot shop with power, sewer, and water utilities run to it. The property is located in an area with industrial land development potential.

PROPERTY HIGHLIGHTS

- Industrial Zoning potential based on Nampa's Comprehensive Plan
- Main Building: 4,332 SF (2,562 main floor + 1,770 basement); Two kitchens (one on the main floor and one in the basement); fully fire sprinkled on main and basement floors, ADA access, Walk-out basement
- Main Building could be converted to office space
- Shop Building: 2,800 SF (70' x 40'); 13' Clear Height; Two Grade-level Roll-up Doors (12' x 12' and 10' x 8')
- Conveniently located 2 miles from I-84

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1065 S. Allante Place
Boise, ID 83709

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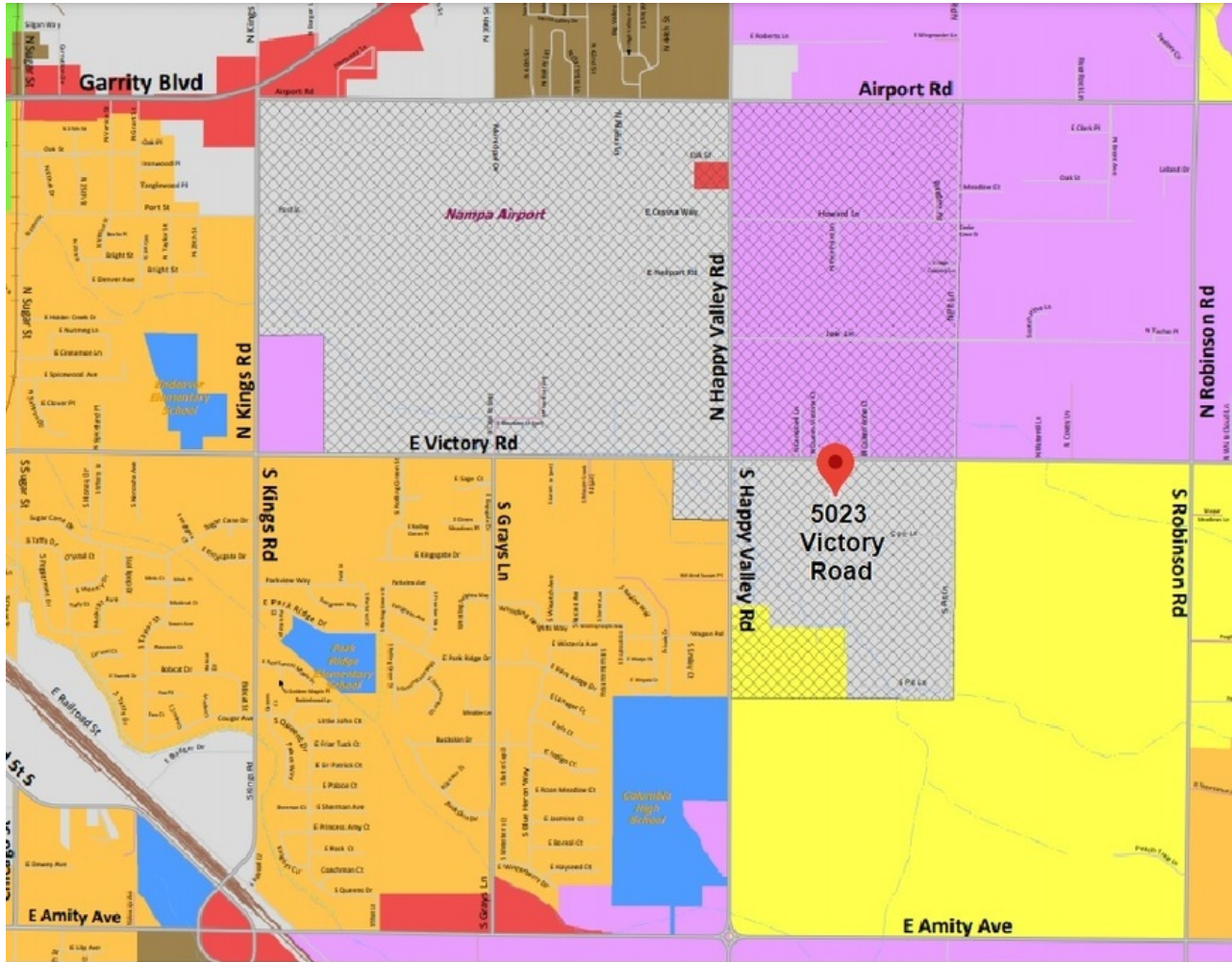
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Future Land Use Map



Proposed Future Land Use

- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions

- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use
- SH16 Proposed Boundary

City Limit

- Regional City
- Impact Area**
- Nampa
- Caldwell
- Meridian
- Middleton
- Star

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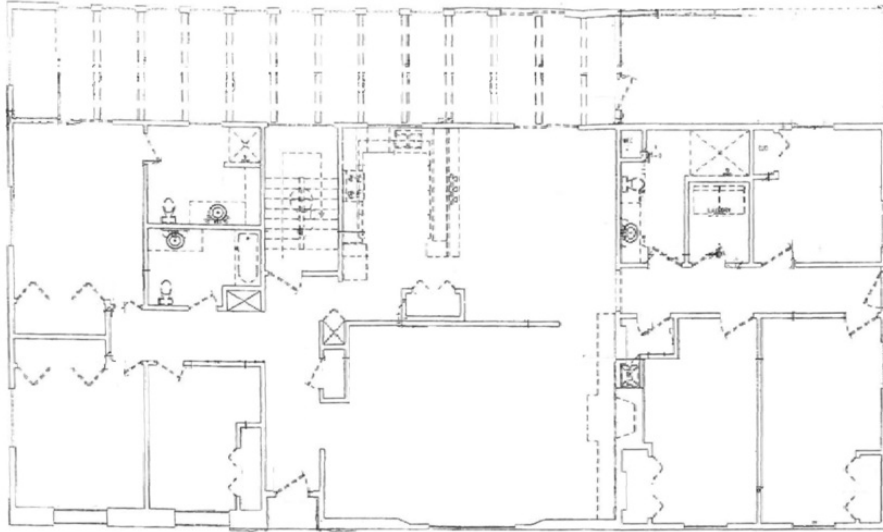
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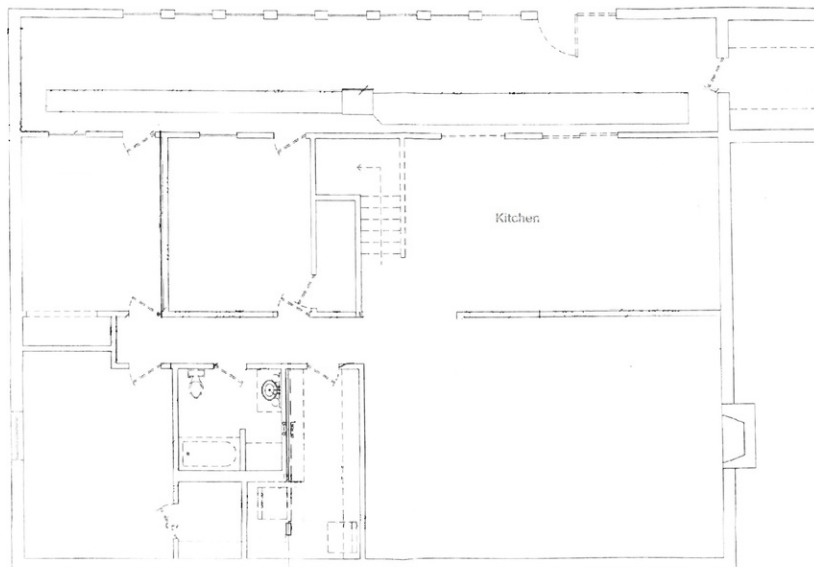
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Main Floor



Basement

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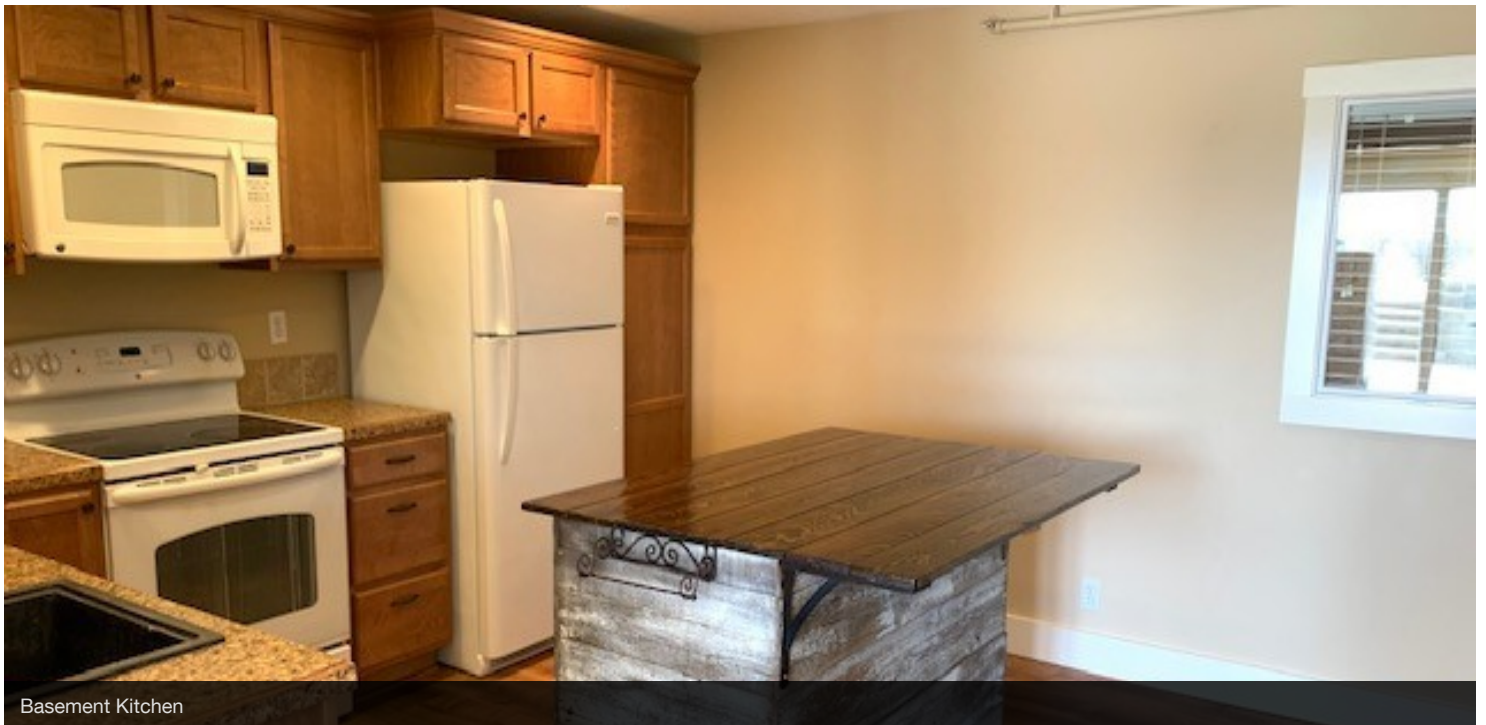
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Main Floor Kitchen



Basement Kitchen

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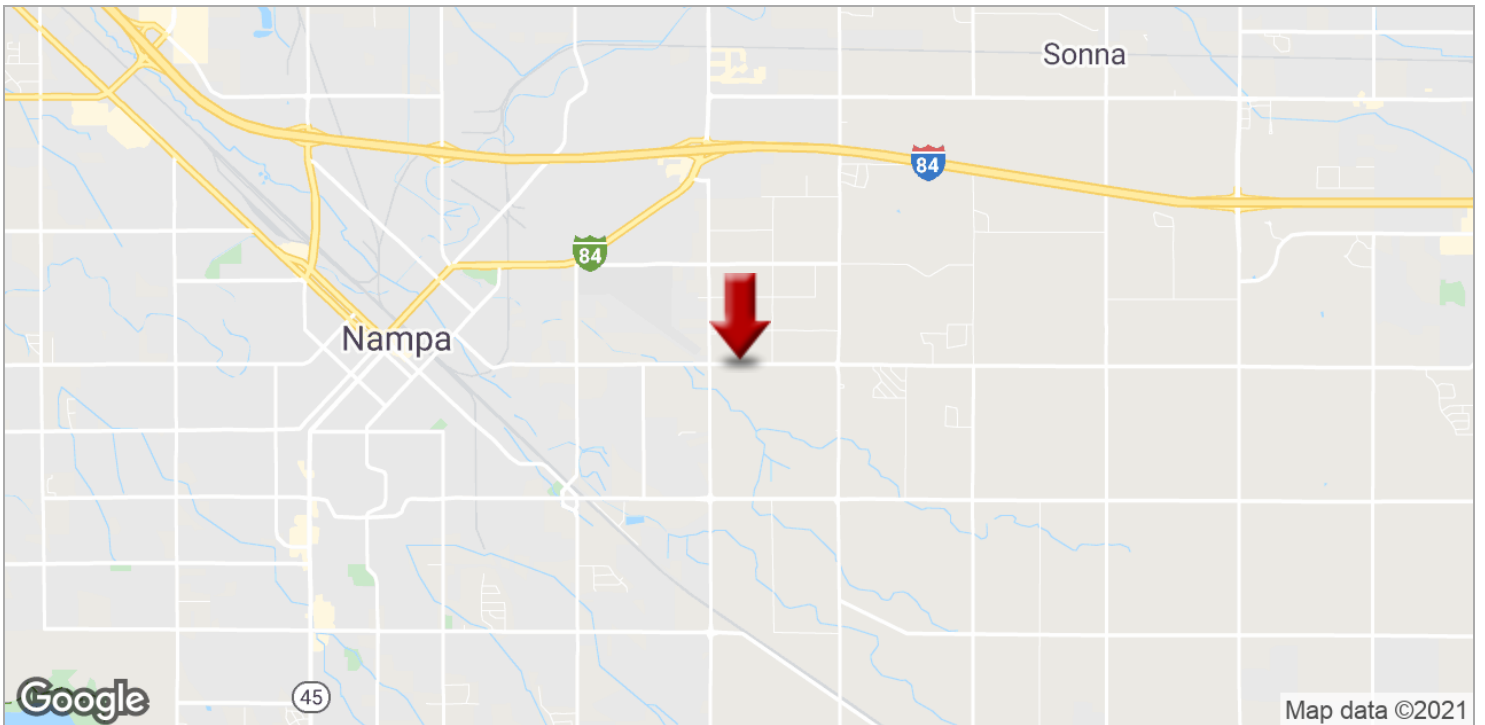
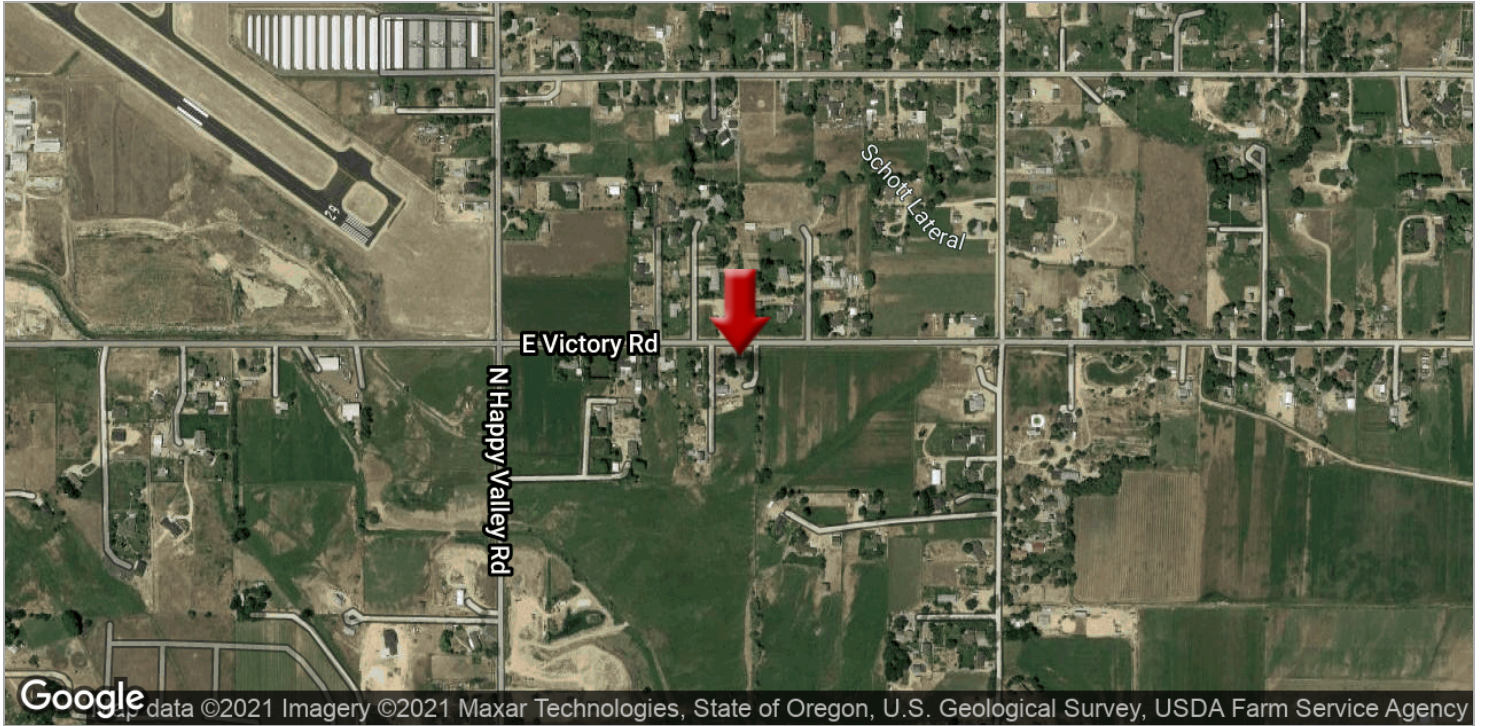
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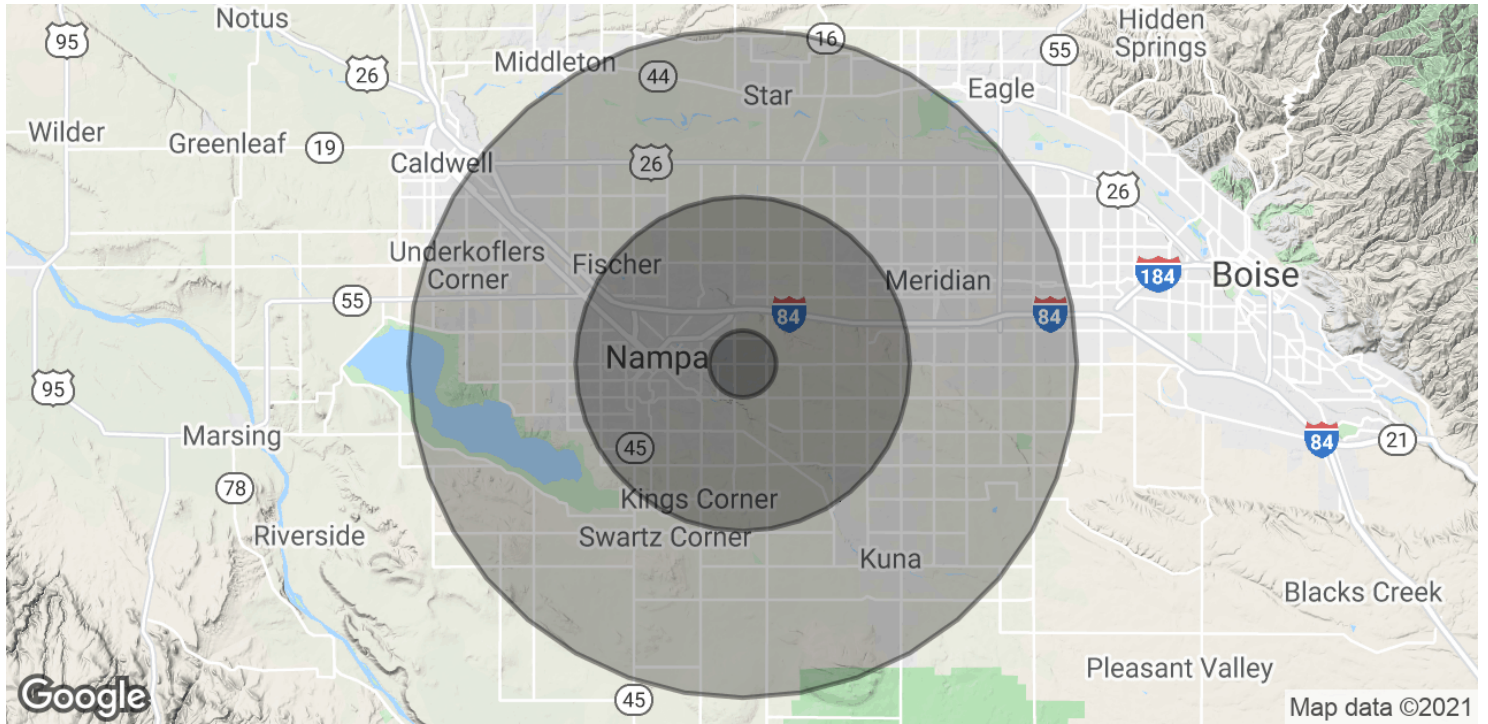
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,166	87,385	254,710
Average age	30.5	30.3	31.4
Average age (Male)	32.7	29.9	30.9
Average age (Female)	29.7	31.1	32.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	721	29,654	86,027
# of persons per HH	3.0	2.9	3.0
Average HH income	\$54,546	\$56,990	\$64,072
Average house value	\$193,165	\$203,424	\$214,860

* Demographic data derived from 2010 US Census

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