

Multi-Investment Offering  
 Hospitality, Office & 4-Plex  
 Nampa, Idaho  
 Sale Price: \$ 5,800,000



### PROPERTY DESCRIPTION

Welcome to an unparalleled investment opportunity in the heart of Nampa's bustling downtown! This distinguished commercial portfolio features a Motel, Fourplex, and an Office Building, offering a diverse mix of income generating assets poised for success in Idaho's thriving real estate market. Whether you are a seasoned investor seeking to bolster your portfolio or an aspiring entrepreneur looking to make your mark in Idaho's dynamic business landscape, this commercial portfolio represents an unparalleled opportunity for success. Seize the chance to own a piece of Nampa's thriving downtown scene and elevate your investment strategy to new heights. Arrange a private tour today to experience the potential firsthand! Please do not disturb occupants.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households	5,900	34,187	47,681
Total Population	15,788	96,396	137,811
Average HH Income	\$65,362	\$83,118	\$89,439

### PROPERTY OFFERING

<b>Downtown Inn</b>	35 room boutique motel, consisting of ±16,596 SF Positioned in the Heart of Nampa
<b>Restaurant</b>	Adjacent to the motel Tenant on lease agreement, term ends 2039
<b>Fourplex</b>	4 Unit Rental Building, consisting of ±3,204 SF Adjacent to the motel
<b>Office Building</b>	±2,070 SF building Offering steady rental income



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Multi-Investment Offering

# Hospitality, Office & 4-Plex

NAMPA, IDAHO



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FOR SALE | Multi-Investment Offering

# Hospitality, Office & 4-Plex

NAMPA, IDAHO

## Sale Highlights

- Spacious  $\pm 16,596$  SF Motel
- Restaurant attached to Motel
- Ideal for extended stay accommodations
- Well-constructed property with solid infrastructure
- Potential for reinvigoration and customization
- Suitable for creating a distinctive hospitality experience
- Versatile layout for extended stay offerings
- Established footprint for hospitality ventures
- Strategic location in the vibrant Nampa area

## Prime Location

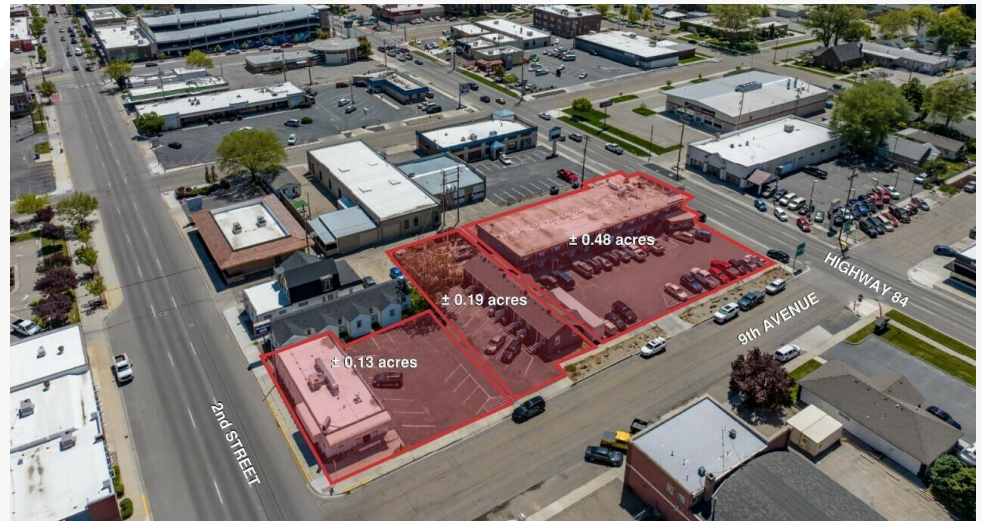
- Situated amidst the vibrant energy of downtown Nampa, these properties benefit from excellent visibility and accessibility to a plethora of amenities, including dining, shopping and cultural attractions.

## Diverse Income Streams

- With a blend of hospitality, residential, and commercial assets, this portfolio offers stable and diversified revenue stream, mitigating risk and maximizing potential returns for investors.

## Growth Potential

- Explore various avenues for expansion or renovation to capitalize on Nampa's robust economic growth and increasing demand for commercial real estate, unlocking untapped value and future-proofing your investment.



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# Nampa Downtown Inn



MOTEL

Nampa Downtown Inn

## Nampa Downtown Inn

Boasting 35 rooms, this boutique style motel embodies comfort and convenience for guests exploring Nampa's attractions or just passing through town. Its strategic location ensures a steady flow of visitors, making it a cornerstone of hospitality in the area.

LOT SIZE:

±0.48 acres

## Property Highlights

- Capital Investment & Renovation 2021
- New roof installed in 2019
- New flooring throughout premises
- New paint throughout premises
- New televisions in all 35 rooms
- Attached Restaurant (Las Caminos)
- Leased Rental Rate \$ 4,550/Monthly
- Lease Term expiration year 2039
- Tenant pays water, sewer, and trash for restaurant and Motel

TYPE:

2- Story Building with attached restaurant

YEAR BUILT:

1958



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# Office Building



OFFICE BUILDING

## Office Building

As the nucleus of commercial activity in Nampa, this building featuring versatile office spaces quipped to serve all business needs. It presents an unparalleled opportunity for enterprises seeking a strategic foothold in the region.

## Property Highlights

- Leased Rental Rate \$ 1,700/Monthly
- Dedicated parking lot
- Building signage
- Hard corner visibility
- Separate office suites with restrooms

LOT SIZE: ±0.48 acres

BUILDING SIZE: ±2,070 SF

YEAR BUILT: City of Nampa- DV



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# 4- Plex ADU

± 0.19  
acres



FOUR PLEX      212 9th Avenue

LOT SIZE:      ±0.19 acres

BUILDING SIZE:      ±3,204 SF

YEAR BUILT:      1930

## Additional Dwelling Unit

This elegantly designed four-unit residential building, offers a retreat from the city bustle while maintaining proximity to downtown conveniences, making it an attractive option for discerning tenants.

## Property Highlights

- Gross Rents: \$ 5,000/Monthly
- 2 Units on annual lease agreements
- 2 Units are on month-to-month agreements



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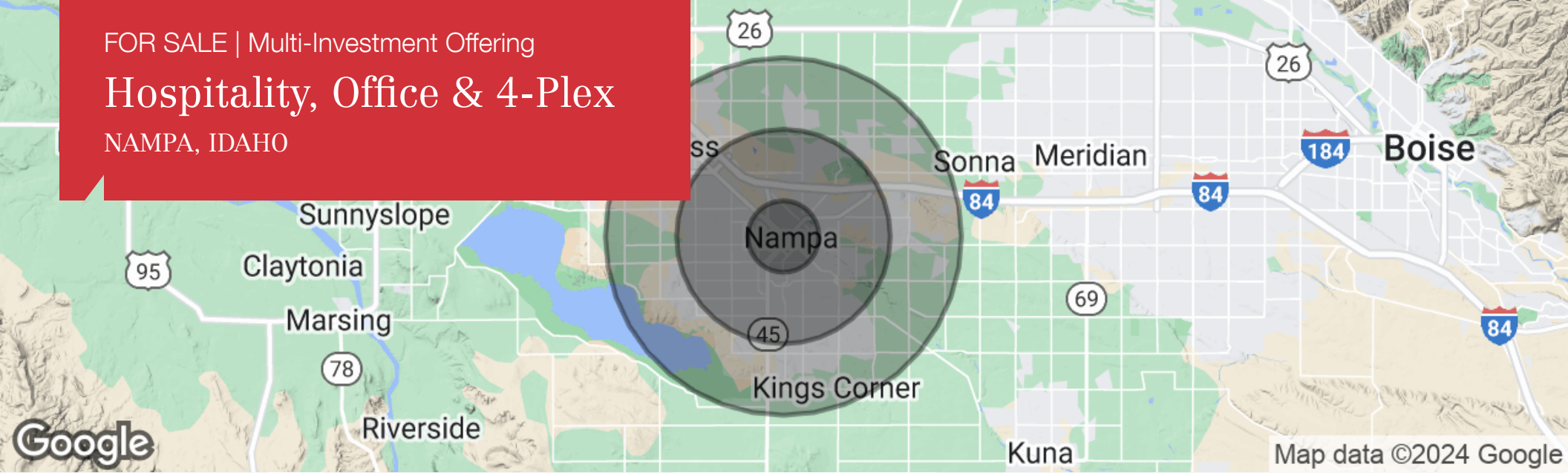
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	1 Mile	3 Miles	5 Miles
<b>Population</b>			
Total Population	15,788	96,396	137,811
Median Age	36	37	37
Median Age (Male)	35	36	36
Median Age (Female)	37	38	38
<b>Households &amp; Income</b>			
Total Households	5,900	34,187	47,681
# of Persons Per HH	2.7	2.8	2.9
Average HH Income	\$65,362	\$83,118	\$89,439
Average House Value	\$276,707	\$387,956	\$424,967
<b>Race</b>			
% White	69.6%	71.9%	73.3%
% Black	0.9%	0.8%	0.8%
% Asian	0.7%	1.1%	1.1%
% Hawaiian	0.4%	0.4%	0.4%
% Indian	1.5%	1.2%	1.0%
% Other	12.7%	11.7%	10.6%
<b>Ethnicity</b>			
% Hispanic	29.9%	26.1%	24.3%

\* Demographic data derived from 2020 ACS - US Census



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