

# RETAIL BUILDING FOR SALE 6 N. MAIN STREET

Payette, ID 83661



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**SALE PRICE:** \$667,000

## PROPERTY INFORMATION

**COUNTY:** Payette

## BUILDING DATA

**TOTAL BLDG. SF:** 10,750 SF

**LOT SIZE:** 0.19 AC

**YEAR BUILT:** 1920

**ZONING:** C-1

## LISTING DATA

**AVAILABLE SF:** 10,750 SF

**OFFICE SF:** Basement, main floor & upper floor

## PROPERTY OVERVIEW

Lee & Associates is pleased to present a massive 10,750 SF commercial building in the heart of downtown Payette, offering unparalleled potential and flexibility for an owner-user or value-add investor.

## PROPERTY HIGHLIGHTS

- **Expansive Space:** Highly versatile three-story layout (basement, main, and upper floor) perfect for retail, creative office, entertainment, or mixed-use conversion
- **Open Floor Plan:** Features highly desirable open floor plan on all levels, providing maximum design flexibility and minimal structural constraints for build-out
- **Logistics Ready:** Includes valuable rear access for shipping and receiving with a dedicated dock-high door, a feature hard to find in a downtown retail core. Plus, a decommissioned freight elevator
- **Investment Upside:** An incredible value-add opportunity for repositioning, or an ideal location for a large owner-user looking for a flagship location
- **Premier Location:** Prominent Main Street visibility with convenient street parking for customers

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Back Alley



Loading Dock

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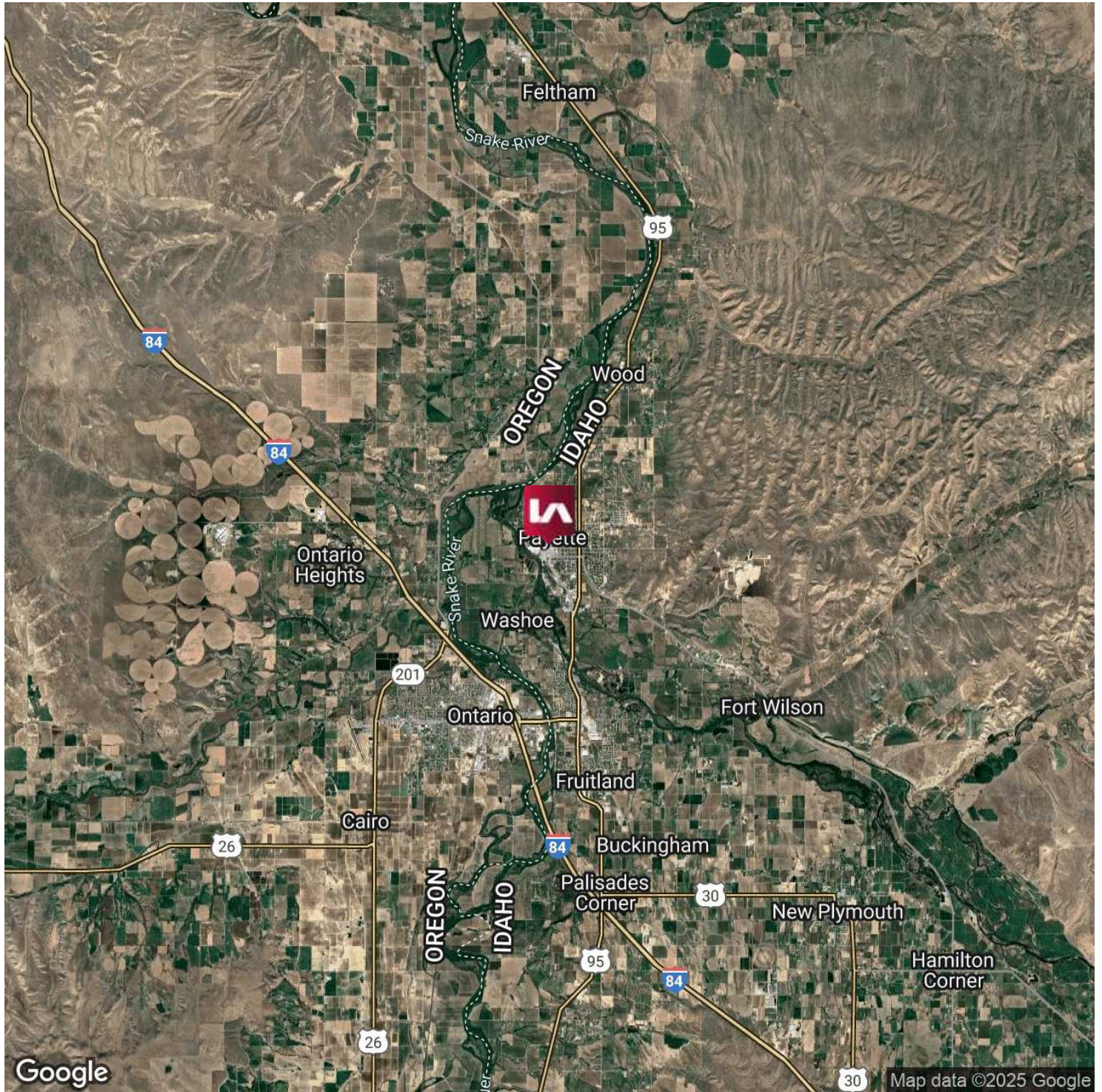
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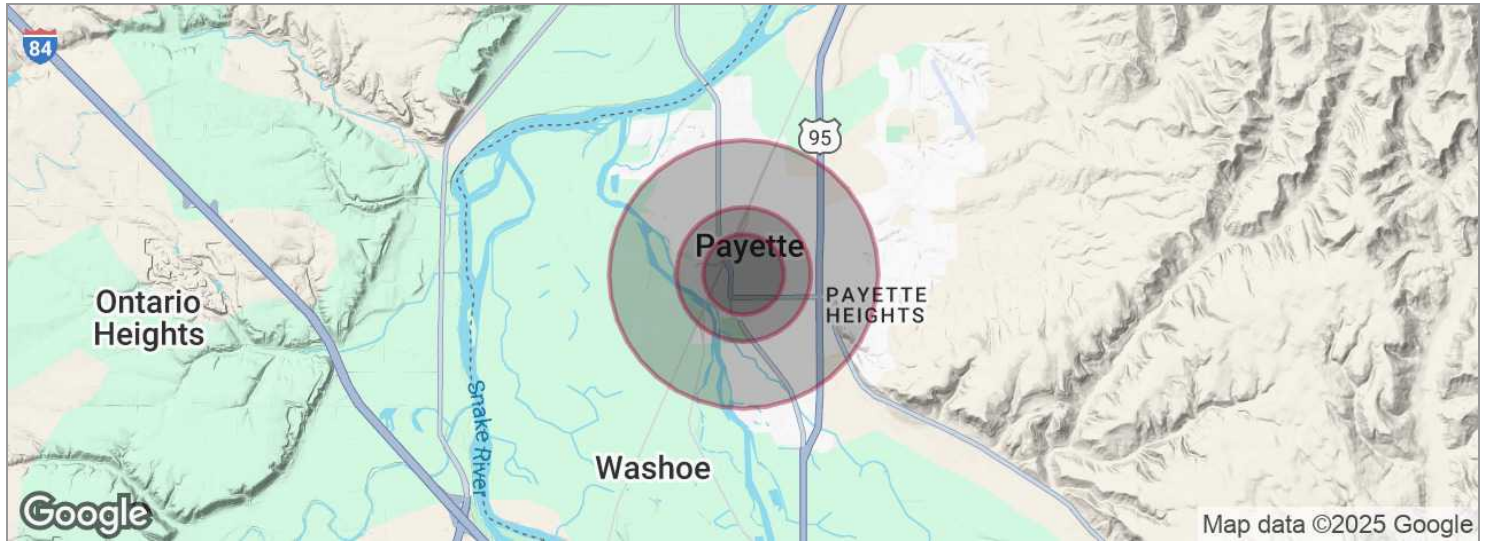
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	842	2,105	6,313
Median age	39	40	40
Median age (Male)	37	38	39
Median age (Female)	41	41	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	340	830	2,426
# of persons per HH	2.5	2.5	2.6
Average HH income	\$65,240	\$70,433	\$75,433
Average house value	\$277,701	\$293,932	\$322,293

\* Demographic data derived from 2020 ACS - US Census

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