



CALDWELL COMMERCIAL PROPERTY FOR SALE



Location: 2610 Blaine Street, Caldwell, ID (Corner of Blaine and 26th Ave.)

Sales Price: \$900,000 (Building \$307/sq ft/Land \$37/sq ft)

Land Size: $\pm$ 24,829 sq ft (.57 acres) $\pm$ 114' of frontage on 26th x $\pm$ 218' frontage on Blaine

Building Size: $\pm$ 3,000 sq ft (60' x 50')

Comments:

- Adjacent to Albertsons, Les Schwab, NAPA Auto Parts, Jackson's, the College of Idaho, the Caldwell Night Rodeo Arena, Caldwell Events Center and Cap Ed Credit Union.
- Great visibility and access from Blaine and 26th Ave.
- Lots of parking, fully improved/paved parking lot
- Walking distance to dining and shopping
- Glass store front entry
- Building and Pylon Signage
- Existing tenant will vacate 11/30/2026
- Surplus Land for additional Development
- Originally built as a restaurant
- Tax Assessment - \$624,830
- Zoning: C-2 Commercial – City of Caldwell
- Call broker to schedule showings

Agent: Lawrence Ross
LawrenceRossCRE@outlook.com
Cell: 208-861-9909



* The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.