



Commercial Zoned Building with Surplus Land For Sale



Location: 432 Caldwell Blvd, Nampa, ID

Price: \$1,250,000

Land Size: $\pm 40,946$ Sq. Ft. (.94 acres) ($\pm 110'$ X $\pm 379'$)
(current building and parking lot occupy $\pm 25\%$ of land area)

Building Size:	Main Level	2,279 Sq. Ft.
	Basement	802 Sq. Ft.
	Finished Garage	506 Sq. Ft.
	<u>Outbuilding – Shop/Storage</u>	<u>700 Sq. Ft.</u>
	Total	4,287 Sq. Ft.

Comments:

- Great opportunity for owner occupant with surplus land to develop as needed.
- Currently used as a business location for a flower shop and personal residence
- Great visibility with full access and signage on Caldwell Blvd.
- Possible Conversion to Office/Retail/Shop/Employee Housing
- Previously approved as a daycare
- Full size building floorplans available
- Call broker to schedule showings
- Zoning – BC Commercial

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

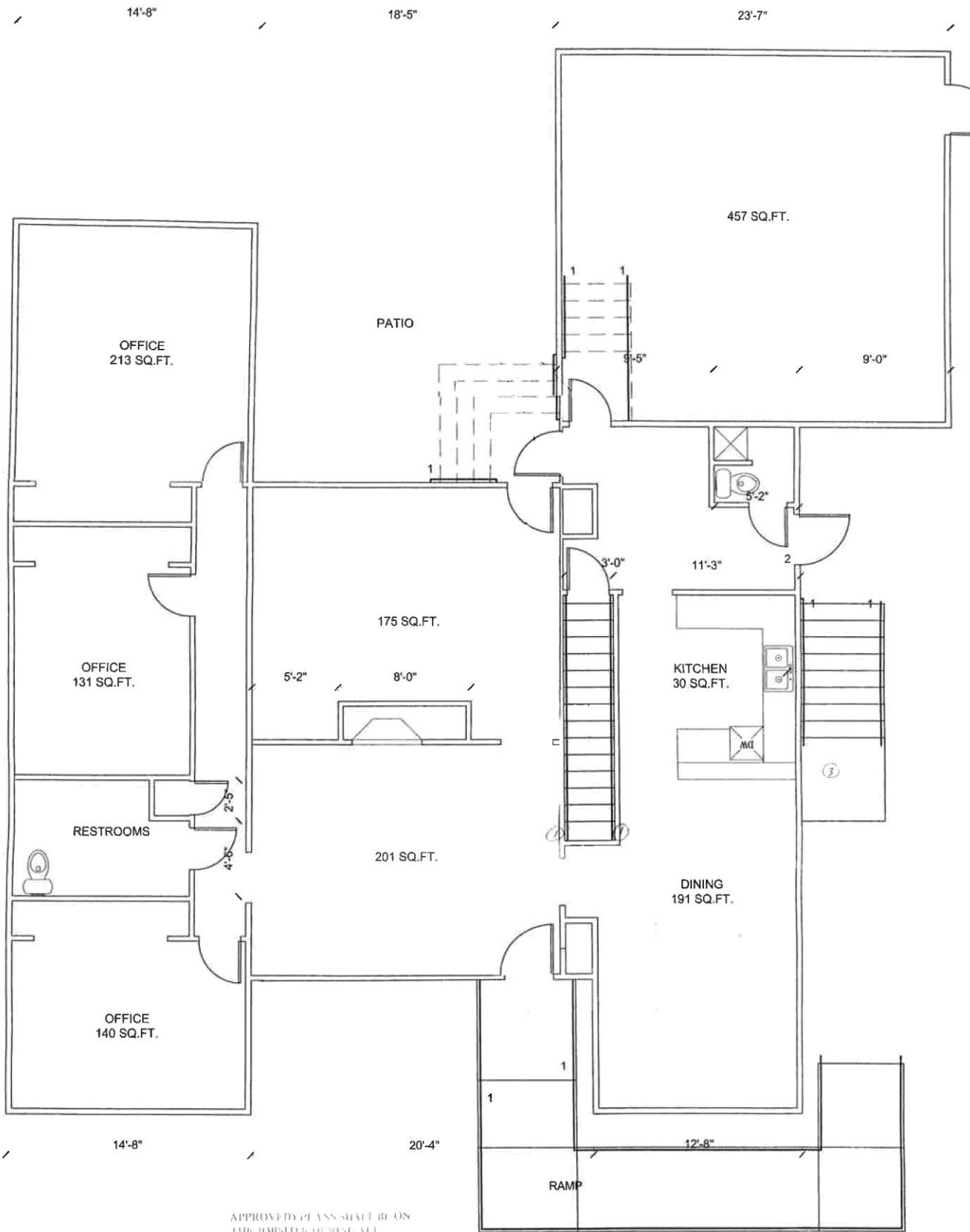
*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.



432 Caldwell Blvd, Nampa, ID

Commercial Building Floor Plan

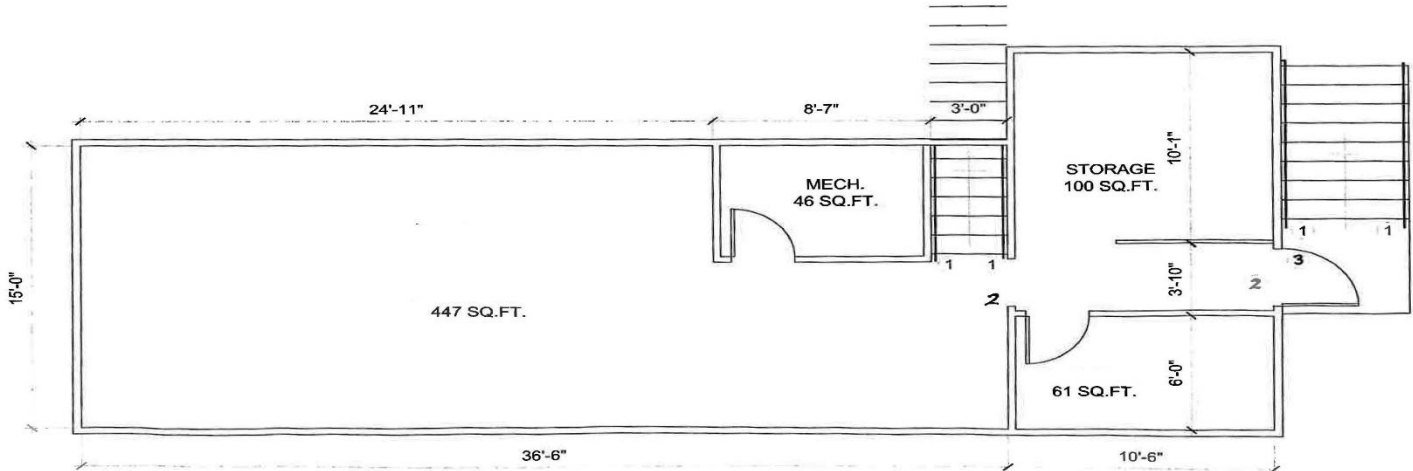
Main Level



APPROVED PLANS SHALL BE ON
THE JOB SITE DURING ALL
INSPECTIONS. INSPECTIONS WILL
NOT BE PERFORMED IF THE
APPROVED PLANS ARE NOT
AVAILABLE.

Floor Plan - 432 Caldwell Blvd, Nampa, ID

Lower Level



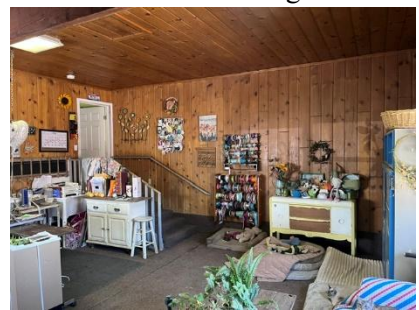
Rear Yard with Building



Surplus Land



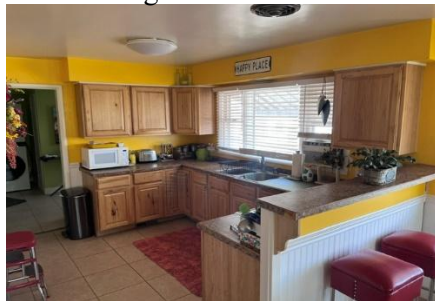
Finished Garage



Future Office



Existing Kitchen/Breakroom



Reception/Retail



Main Restroom



Reception/Retail



Storage/Shop

