

**FOR
SALE**

EMMETT WAREHOUSE

800 E LOCUST ST. | EMMETT, ID 83617



PROPERTY INFORMATION

Property Type:	Industrial
Construction:	Concrete tilt-up
Land Size:	3.08 Acres
Zoning:	I—Industrial
Ceiling Height:	18' 6"
Doors:	6—Grade level drive-in doors (16' x 18' minimum dimensions)
Parking:	42 spaces
Power:	3 phase 480 volts and at least 600amps
Lighting:	Recently upgraded
Heating/cooling:	Heat and cool in office, heat only in warehouse
Sale Price:	\$695,000
Price PSF:	\$34.15

SIZE DETAILS

Total:	20,350 SF
Office:	4,700 SF
Warehouse:	14,200 SF
Other:	Mezzanine = 950 SF Covered storage = 500 SF

HIGHLIGHTS

- » Industrial opportunity with nearly 2 acres of fenced yard.
- » Owner-user possibility with up to 7,700sf of warehouse a 4,180sf of office.
- » Also an Investment Opportunity
- » NOI of \$39,375 based on 2016 expenses and rents as of 10/1/2017. Financials available upon request.
- » Priced far below replacement cost.



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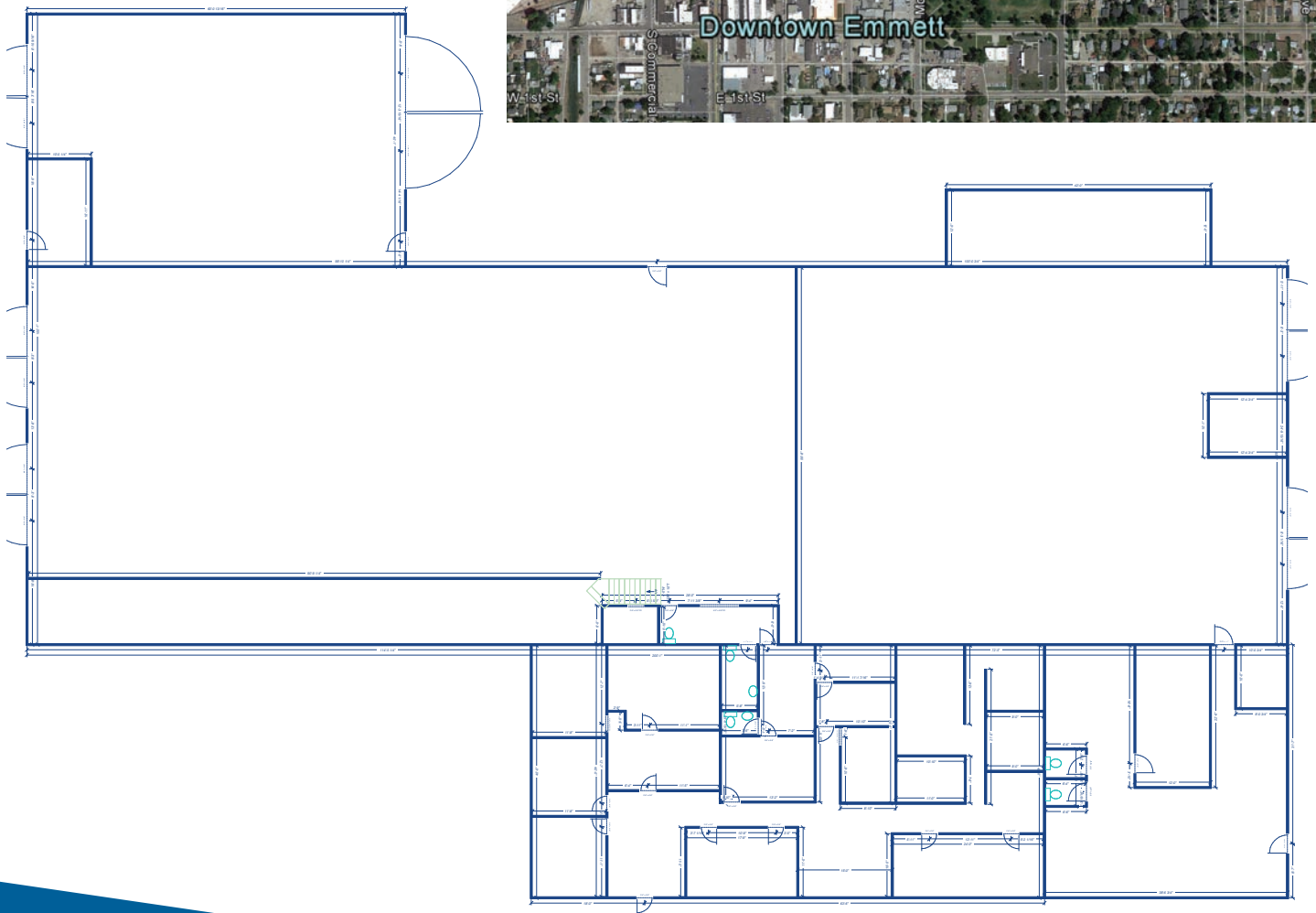
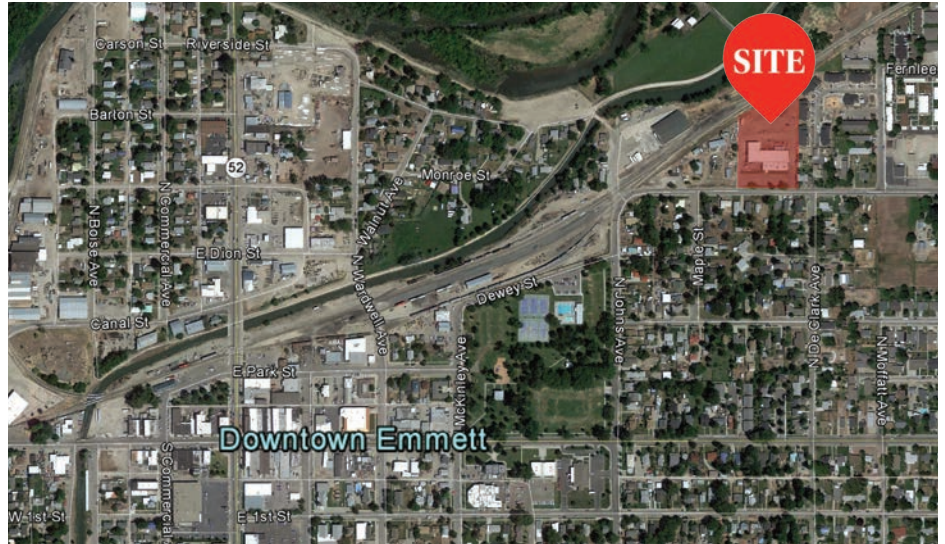
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