

*For  
Sale*

**116,118,122 WEST MAIN ST.**  
EMMETT, IDAHO



## PROFILE

Building Size: 5,980 SF  
Land Size: 0.149 Acres  
Parcel #: RPE32100014004A  
Sale Price: \$255,000 — \$42.64 PSF

## CONTACT

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## HIGHLIGHTS

- » Established HeBrews Coffee House occupies 580 SF on main level
- » Historic former hotel on 2nd floor has excellent potential for multi-family, live-work, or office
- » 2 availabilities on main level, 2,326 SF & 464 SF
- » Upper level has 2,610 SF available
- » In the heart of Emmett's Central Business District
- » Readily identifiable historically significant asset
- » 10 property portfolio — can be acquired individually or as a group





