

**FOR
SALE**

3309 CALDWELL BOULEVARD
NAMPA, ID



PROPERTY INFORMATION

Property Type:	Retail
Building Size:	10,712 SF
Land Size:	0.26 Acres
Year Built:	2001
Doors:	Grade-level and dock high
Traffic Count:	±24,802 vpd
Sale Price:	\$1,150,000

HIGHLIGHTS

- » Retail showroom space with offices, ADA restrooms and warehouse storage in the rear
- » Great central location between Nampa and Caldwell
- » Located on the heavily traveled Caldwell Blvd with a traffic count of 24,802 daily
- » Signage space on facade and on monument sign
- » Dock high and grade level doors in the rear of building
- » Only 4 minutes from the interstate
- » Space is currently occupied. Do not disturb tenant. Tenant will relocate upon sale

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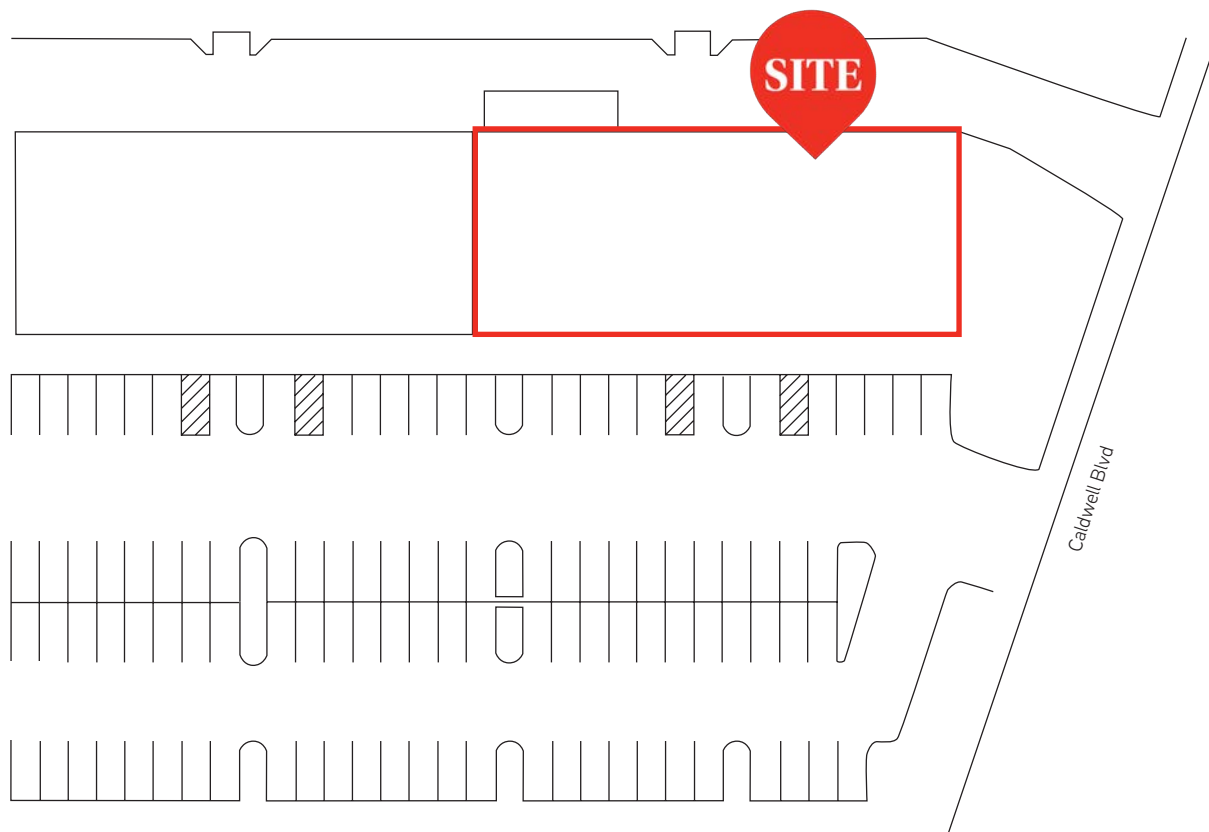
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