

FALL RIVER BUSINESS PARK

SE Corner of Lake Lowell & Middleton Rd. | Nampa Idaho



Property Information

- Size: 12.37 acres
- Zoning: BC & RP
- Utilities: To Site and available

Bulk Sale Price: \$1,300,000

Contact Information

RICK MCGRAW • 208.880.8889 • RICKMCGRAW54@GMAIL.COM

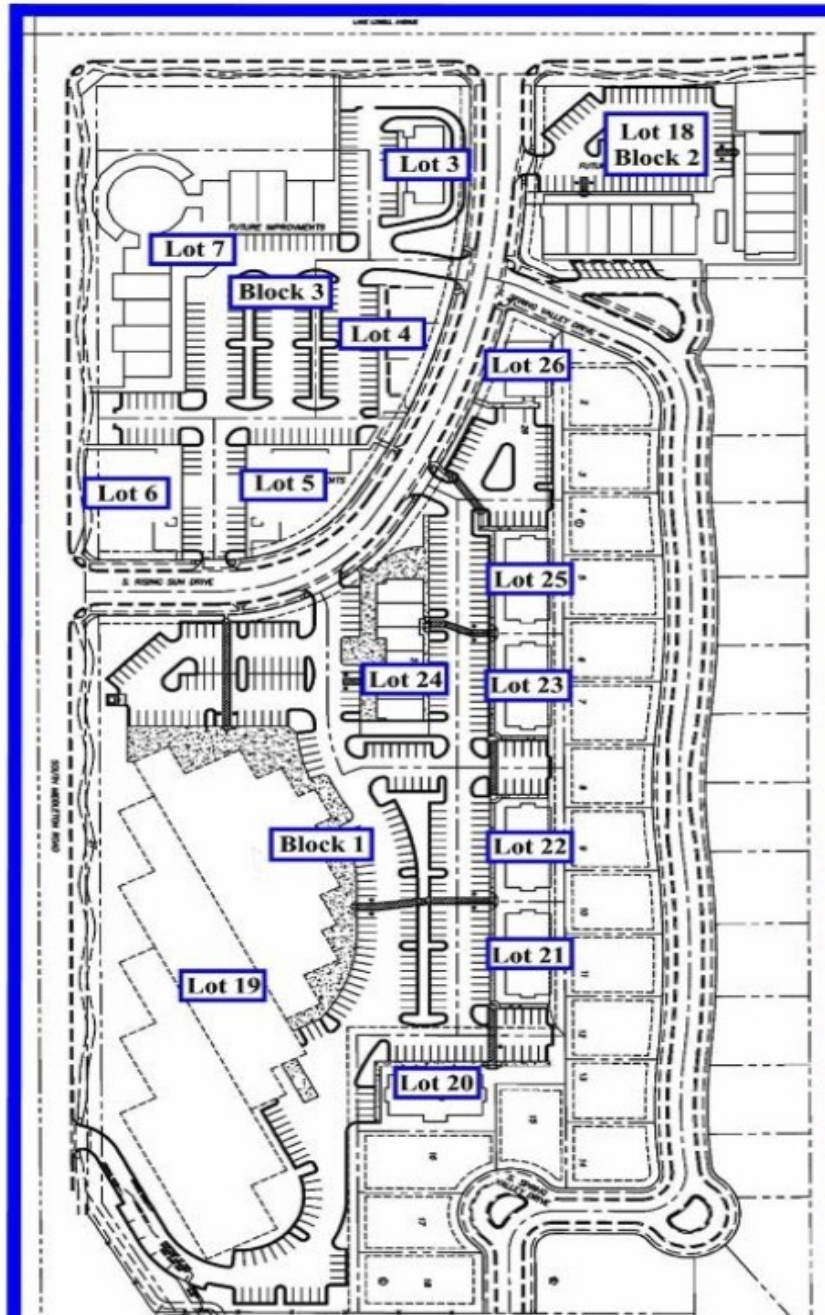
Investment | Industrial | Land | Office | Retail

• 408 S Eagle Road • 208.639.1881

Coldwell Banker
Tomlinson Group
COMMERCIAL

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Individual Office, Retail and Multifamily Lots available



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Individual Lot Pricing

Fall River Lot Pricing

Address	Lot	Block	SF of Lot	Bldg Area	Price/SF	Price
980 S Rising Sun Drive	19	1	260408	100000	\$2.50	\$651,020.00
960 S Rising Sun Drive	20	1	23333	5232	\$2.95	\$68,832.00
950 S Rising Sun Drive	21	1	19028	4932	\$2.95	\$56,133.00
940 S Rising Sun Drive	22	1	18903	4932	\$2.95	\$55,764.00
930 S Rising Sun Drive	23	1	18779	4932	\$2.95	\$55,398.00
970 S Rising Sun Drive	24	1	SOLD			
920 S Rising Sun Drive	25	1	18655	4932	\$2.95	\$55,032.00
910 S Rising Sun Drive	26	1	22400	3400	\$2.95	\$66,080.00
801 S Rising Sun Drive	3	3	SOLD			
925 S Rising Sun Drive	4	3	25260	4840	\$3.95	\$99,777.00
965 S Rising Sun Drive	5	3	25634	4545	\$3.95	\$101,254.00
987 S Rising Sun Drive	6	3	21644	4545	\$3.95	\$85,494.00
849 S Rising Sun Drive	7	3	85055	21600	\$3.95	\$335,967.00
814 S Rising Sun Drive	18	2	SOLD			
Bulk Sale Price	13.29 Acres		578,912SF		\$2.25/SF	\$1,300,000

Listing Comments

- Neighborhood Commercial Complex with (14) building lots
- Great location for Medical or Professional Office, Retail and Multifamily
- Zoned Residential Professional and Community Business
- Amenities include Pond w/ Geyser and five additional water features
- Hard Corner location with Drive Thru available
- Surrounded by upscale Residential Neighborhoods and an adjacent Golf Course
- Lots 20,21 & 22 Zoned Residential Professional with 8-plex plans available
- Lot 19 can accommodate Multi Family Complex or Assisted Living Center

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