

FOR SALE | (4) Buildings and (2) Parcels Offered For \$1,295,000

580 6th Avenue South | Payette, Idaho 83661



**For More Information,
Please Contact Agents:**

Rick McGraw

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Chrissy Smith

208.720.2981

csmith@cbboise.com



Directions: From Boise, West on I-84, take Exit (3) US-95 to Fruitland, stay on US-95
Into Payette, West on 6th Avenue South

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Property Summary

- (4) Buildings & (2) Parcels
- Price: \$1,295,000
- Main Building: 13,015 SF
- Additional Buildings:
 - ⇒ Building #1: 3,200 SF
 - ⇒ Building #2: 3,750 SF
 - ⇒ Building #3: 4,000 SF
- Total Square Footage: 23,965 SF
- Lot Size: 2 acres (+ -)
- Owner will carry with acceptable down payment

Property Features:

- Clear Height: 17'
- (3) Docks
- (6) Grade Level Roll Up Doors
- Power: 3-Phase, 1,000 AMPS



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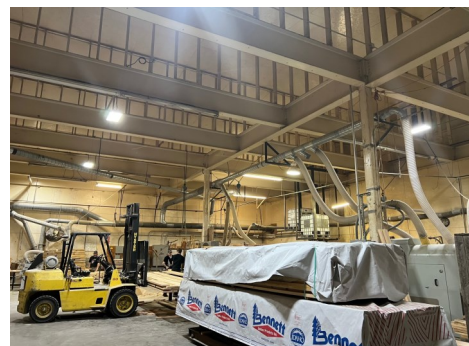
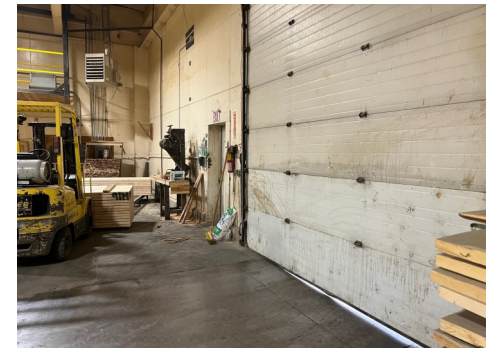
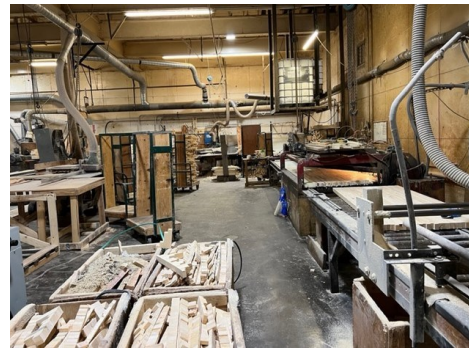
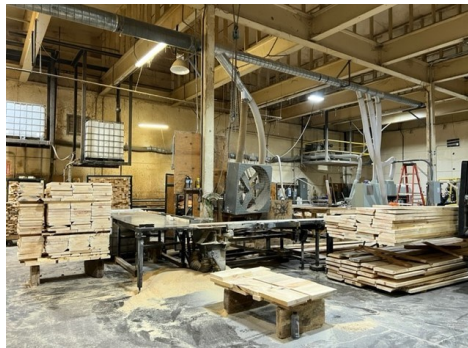
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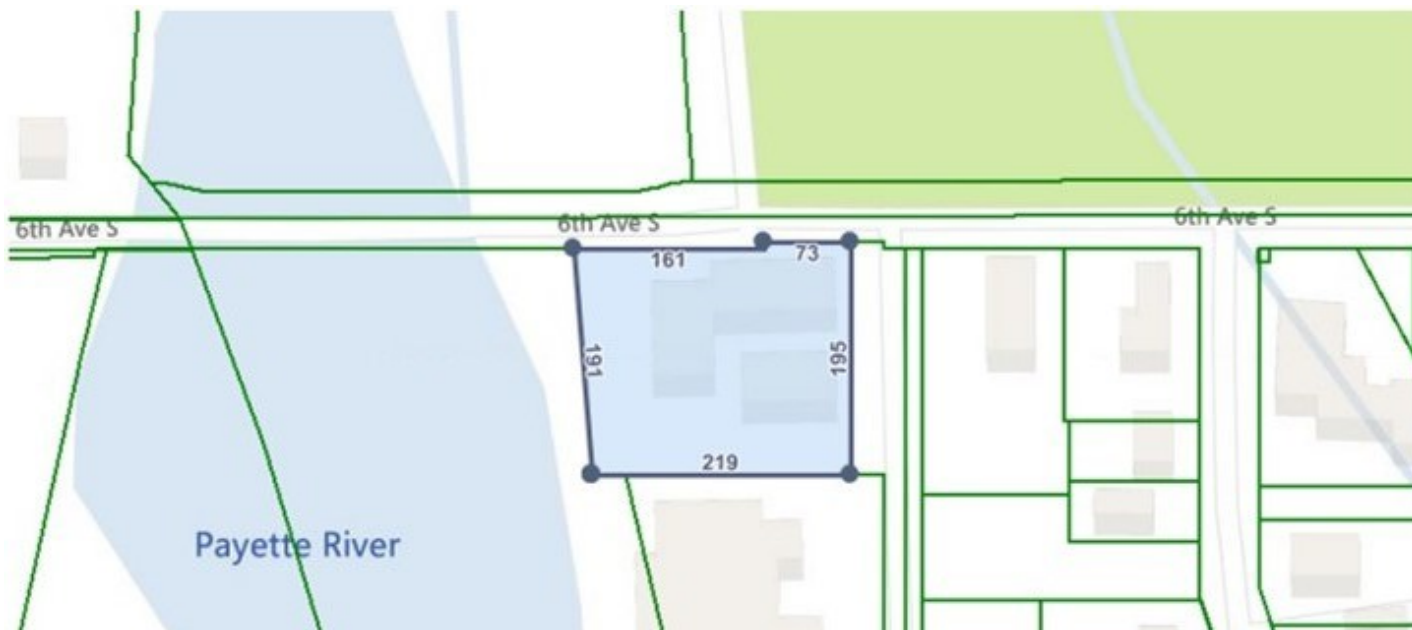


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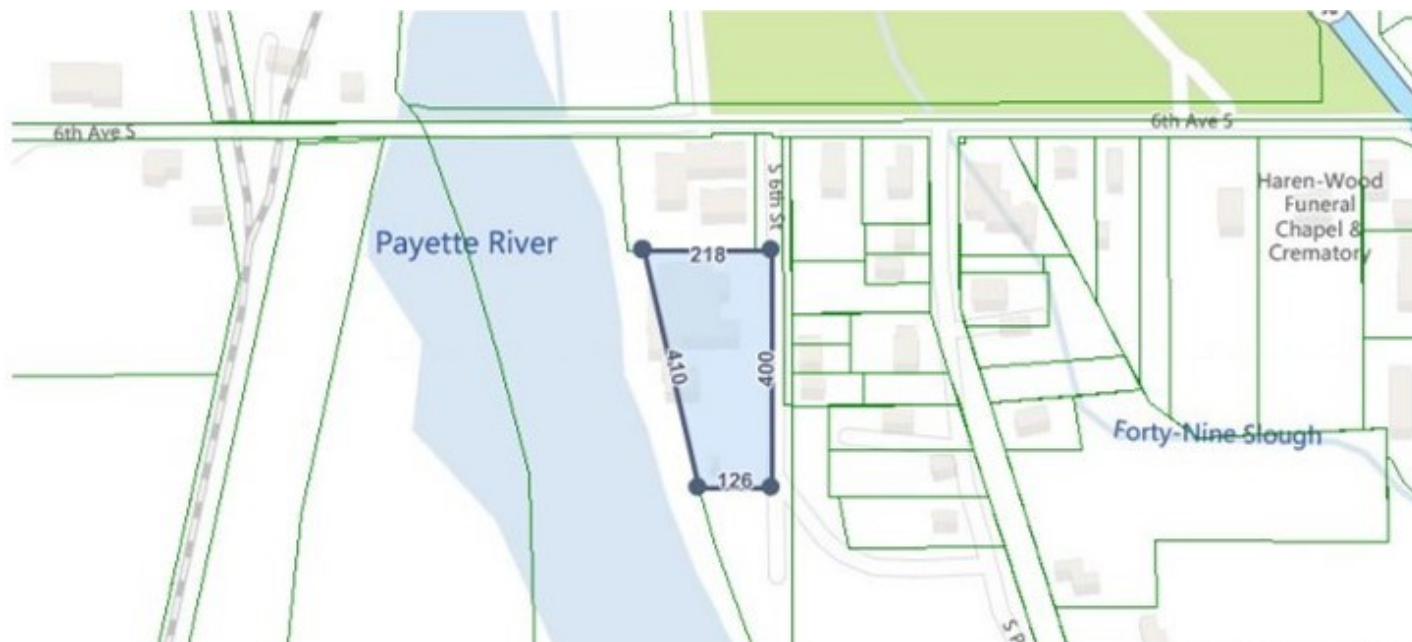
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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.





North Parcel



South Parcel

580 6th Avenue S.
Payette, ID 83661

North & South
Parcels

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Payette Idaho



AERIAL SUMMARY

- Payette, Idaho is steeped in the history of the Oregon Trail. It is 299 miles from Portland, Oregon, 41 miles NW of Nampa, Idaho and 48 miles from Boise, Idaho. The area boasts a highly productive and educated workforce that offers a unique rural-urban balance, with competitive advantages for many Industries.
- Payette has direct access to US Highway 95, State Highway 52 and is only three miles from Interstate 84. The Payette Municipal Airport is within close proximity and the Union Pacific main line runs directly through Payette's Opportunity Zone. The area's growth and development is providing incentives for companies to establish and expand their operations.
- Payette has a clear economic vision that offers opportunities particularly towards Distribution, Manufacturing, Industrial, Agriculture and Retail Industries and is always seeking like-minded visionaries to support the growth of the community.

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