

FOR SALE

MOSCOW CENTRAL BUSINESS DISTRICT BUILDING

301 South Main St. | Moscow, ID

\$890,000



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Shelley Bennett

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District Building

PROPERTY HIGHLIGHTS

- 3rd and Main Location
- Concrete and Glass Exterior with Podium Parking Level
- Built in 1965 with the Second Floor Bank
- 6,958 SF Lot (55.67 x 125)
- Additional Lot Adjacent - 3,992 SF
- 0 Setbacks Apply
- Alley North to South 30' Wide
- East to West 14' Wide

Prime Commercial Corner

- 6,490 SF Second Floor
- 2,006 SF Main Floor
- Elevator to the Interior of Lease Space
- CBD Zone Allows for Paring to be Converted to Retail
- Esclators to the Second Floor Also Provide Access to Adjacent Buildings Second Floor (Permanent Easement on Record)
- Natural Gas, Hot Water. Heat, & AC
- 12 x 16 and 14 x 15 Vaults
- Bank Restrictions to Apply

Primary Legal: West Part Addition, Block 3 North 15.67 Feet of Lot 7 and Lot 8.

Lot: West Part, Block 3, Add East 49.9 Feet of Lots 1 and 2



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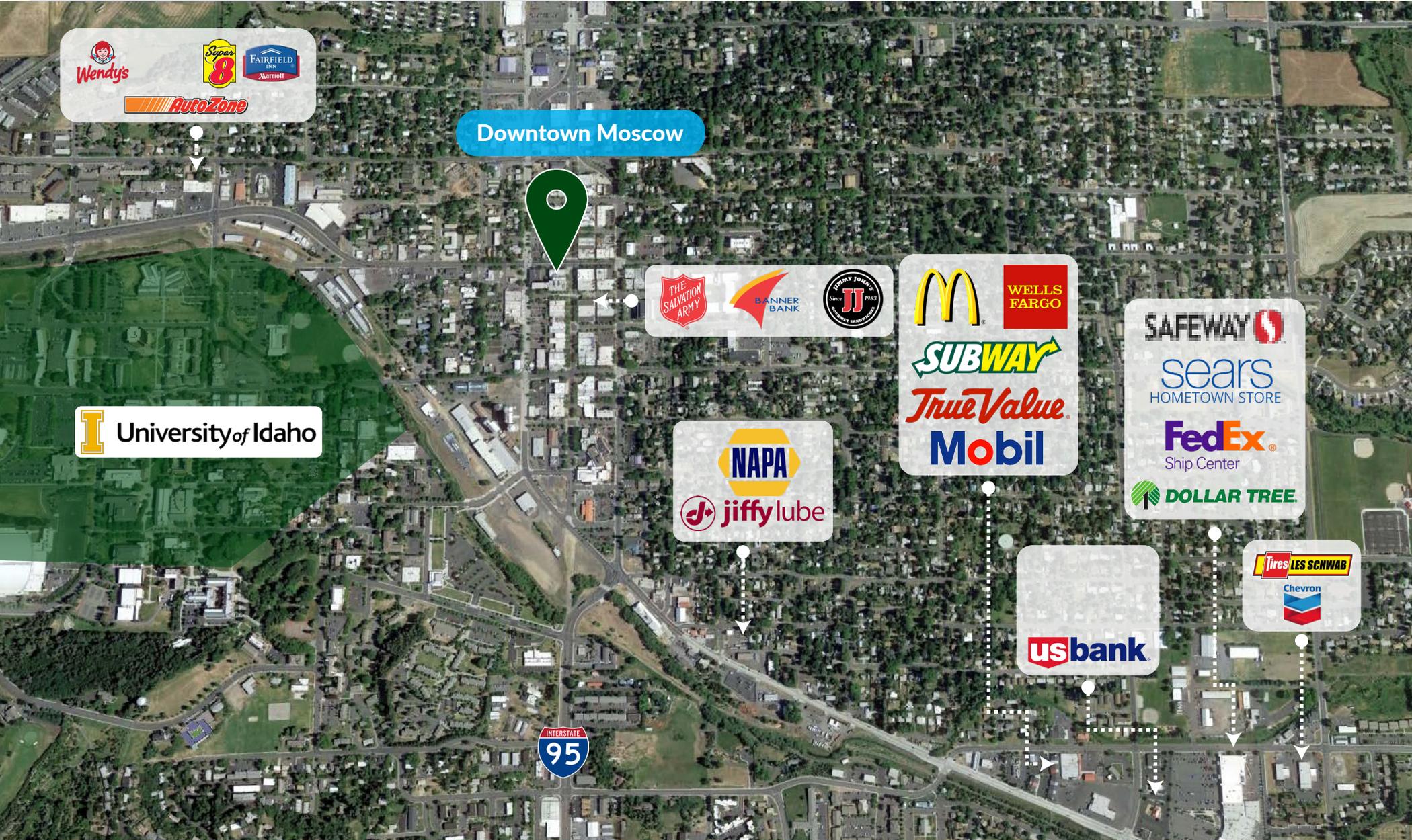
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Downtown Moscow

I University of Idaho



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Moscow is located in North Idaho on the border of Washington State, only 8 miles from Pullman, Washington. Moscow hosts a population of around 25,000 people. In addition, Moscow is home to the University of Idaho which has an enrollment of around 9,000 students on its main campus in Moscow. The area is known for its natural beauty as well as its community dynamic that is hard to find in larger cities. In the summer months Moscow Mountain, just a few miles north of town, calls outdoors enthusiasts for miles around, while in town events like the weekly farmers market and the annual Rendezvous in the Park attract a huge attendance.

The Moscow-Pullman area experiences steady growth, and serves as the retail hub of the region. The area offers a diverse mix of locally owned business, filling the downtown streets with restaurants, pubs, coffee shops, clothing stores and much more.



UNIVERSITY OF IDAHO

The University of Idaho totals around 12,000 total students between all of its campuses in the state, with the large majority of those on the Moscow campus. The Moscow campus not only hosts thousands of students annually, it boasts beautiful features such as its multiple arboretums, and a highly pedestrian friendly campus walk system.

The University of Idaho is right next door to Washington State University, located in Pullman, Washington. Between the two universities there is upwards of 35,000 students in the area every year. Accordingly, there are a wide range of activities and businesses that are unique to university towns.



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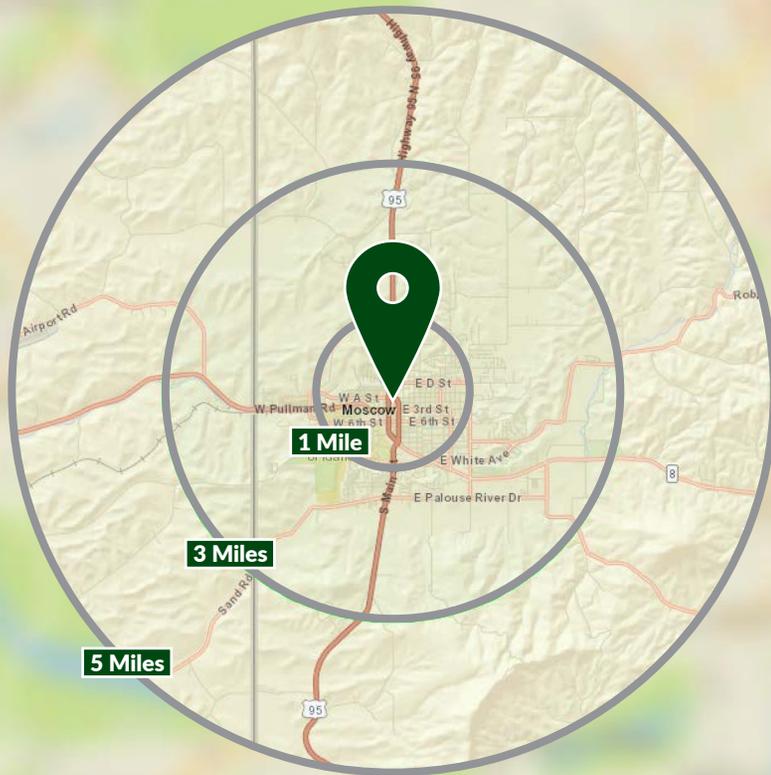
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2018 Summary

	1 Mile	3 Miles	5 Miles
Population	17,164	27,010	28,230
Households	6,245	10,399	10,893
Families	2,722	4,927	5,221
Average Household Size	2.29	2.29	2.30
Owner Occupied Housing Units	2,287	4,300	4,633
Renter Occupied Housing Units	3,958	6,099	6,261
Median Age	24.7	26.1	26.3
Median Household Income	\$35,668	\$39,260	\$39,913
Average Household Income	\$50,515	\$54,753	\$55,445

2023 Summary

	1 Mile	3 Miles	5 Miles
Population	17,828	28,191	29,441
Households	6,506	10,869	11,373
Families	2,803	5,096	5,392
Average Household Size	2.30	2.30	2.31
Owner Occupied Housing Units	2,419	4,557	4,896
Renter Occupied Housing Units	4,087	6,312	6,478
Median Age	25.1	26.8	27.1
Median Household Income	\$37,650	\$41,478	\$42,216
Average Household Income	\$53,893	\$58,127	\$58,983



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