

9 AVAILABLE LOTS | FOR SALE

CANYON TRAIL COMMERCIAL LOTS

TWIN FALLS, ID 83301



WALT HESS, BROKER | 208-410-2525
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GEM STATE REALTY, Inc.



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THIS PROPERTY IS EXCLUSIVELY MARKETING BY Gem State Realty. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

Co-Listed with



SHARI GOEDHART | 208-539-5845

SHARI.GOEDHART.REALTOR@GMAIL.COM





OFFERING DETAILS

ADDRESS:	425 Park View Loop
PRICE:	\$1,561,626
LOT SIZE:	2.390 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS

OFFERING DETAILS

ADDRESS:	435 Park View Loop
PRICE:	\$956,620
LOT SIZE:	1.57 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS

OFFERING DETAILS

ADDRESS:	450 Park View Loop
PRICE:	\$395,109
LOT SIZE:	0.700 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS

OFFERING DETAILS

ADDRESS:	466 Park View Loop
PRICE:	\$276,108
LOT SIZE:	0.528 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS

OFFERING DETAILS

ADDRESS:	474 Park View Loop
PRICE:	\$260,688
LOT SIZE:	0.50 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS

OFFERING DETAILS

ADDRESS:	498 Park View Loop
PRICE:	\$1,463,616
LOT SIZE:	2.24 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS



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OFFERING DETAILS

ADDRESS:	1717 Park View Dr.
PRICE:	\$1,149,287
LOT SIZE:	1.649 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS

OFFERING DETAILS

ADDRESS:	1719 Park View Dr.
PRICE:	\$557,568
LOT SIZE:	0.800 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS

OFFERING DETAILS

ADDRESS:	1727 Park View Dr.
PRICE:	\$613,845
LOT SIZE:	0.940 ACRES
ZONING:	C-1
MARKET:	TWIN FALLS

HIGHLIGHTS

Prime commercial development opportunity in Twin Falls featuring nine commercial-zoned lots near the highly visible, high-traffic intersection of Washington Street and Pole Line Road. With convenient access and utilities available to the site, this property offers excellent potential for medical, retail, restaurant, office, service, or other commercial development. Surrounded by established national and regional businesses and located near a major hospital and medical services, this exceptional site provides the visibility, accessibility, and surrounding commercial activity needed to bring your next development project to life.

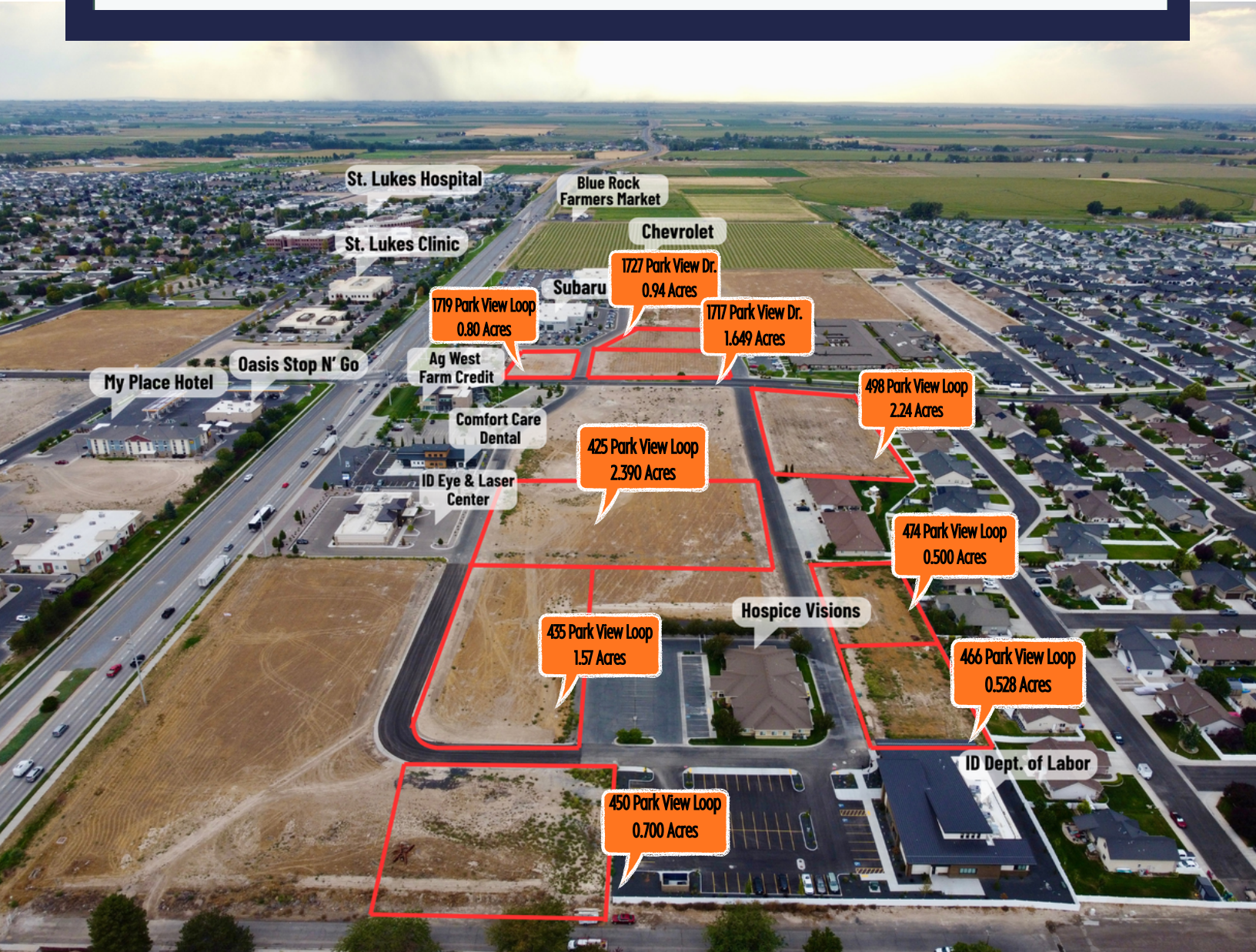
③ Canyon Trail Lots



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LOTS - FULL INFO

Address	Legal Description	Tax ID	Acres	Price
1717 Park View Dr. - TF	Twin Falls Canyon Trails Subd. No. 5 PUD, Lot 2 Block 14, (32-9-17 SW & SE)	RPT06350140020A	1.649 Acres	\$1,149,287.00
1719 Park View Dr. - TF	Twin Falls Canyon Trails Subd. No. 5, Lot 3 Block 14, (32-9-17 SW & SE)	RPT06350140030A	0.80 Acres	\$557,568.00
1727 Park View Dr. - TF	Parcel B Twin Falls Canyon Trails Subd. No. 5 PUD, E 137' of Lots 7 & 8, Exc Tax #4343, Block 14, (32-9-17 SW & SE)	RPT06350140078A	0.94 Acres	\$613,845.00
425 Park View Loop - TF	Twin Falls Canyon Trails Subd. No. 10, Lot 15 Block 13, (32-9-17 SE)	RPT06350130150A	2.390 Acres	\$1,561,626.00
435 Park View Loop - TF	Twin Falls Canyon Trails Subd. No. 10, Lot 23 Block 13, (32-9-17 SE)	RPT06400130230A	1.57 Acres	\$956,620.00
450 Park View Loop - TF	Twin Falls Canyon Trails Subd. No. 10, Lot 29 Block 13, (32-9-17 SE)	RPT06400130790A	0.700 Acres	\$395,109.00
466 Park View Loop - TF	Twin Falls Canyon Trails Subd. No. 10, Lot 27 Block 13, (32-9-17 SE)	RPT06400130270A	0.528 Acres	\$276,108.00
474 Park View Loop - TF	Twin Falls Canyon Trails Subd. No. 10, Lot 26 Block 13, (32-9-17 SE)	RPT06400130260A	0.50 Acres	\$260,688.00
498 Park View Loop - TF	Parcel A Twin Falls Canyon Trails Subd. No.5, Lot 13, Exc Pt Tax #3386, Block 13, (32-9-17 SW & SE)	RPT0635013013A	2.24 Acres	\$1,463,616.00



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