

OFFICE/RETAIL BUILDING FOR LEASE 407 STATE ST.

Weiser, ID 83672

PRICE IMPROVEMENT!



ECONOMIC DATA

LEASE RATE: \$3,400 per month
LEASE TYPE: Modified Gross

PROPERTY INFORMATION

COUNTY: Washington
SUBMARKET: Payette

BUILDING DATA

TOTAL BLDG SF: 4,264 SF
YEAR BUILT: 1964
ZONING: Commercial

LISTING DATA

AVAILABLE SF: 4,264 SF

PROPERTY OVERVIEW

Lee & Associates is pleased to present this stand-alone office/retail building for lease. Located in the heart of Downtown Weiser at the hard corner of State St. and Idaho St., it boasts a two-story layout with an open floorplan on the main level and three offices, a breakroom, and bathrooms on the lower floor. This former Wells Fargo Bank building provides a unique opportunity for a multitude of businesses to thrive.

PROPERTY HIGHLIGHTS

- Drive-through capability
- Ample on-site parking
- Clean & move-in ready office space
- Great visibility
- Half a mile from Highway 95
- Tenant to pay utilities

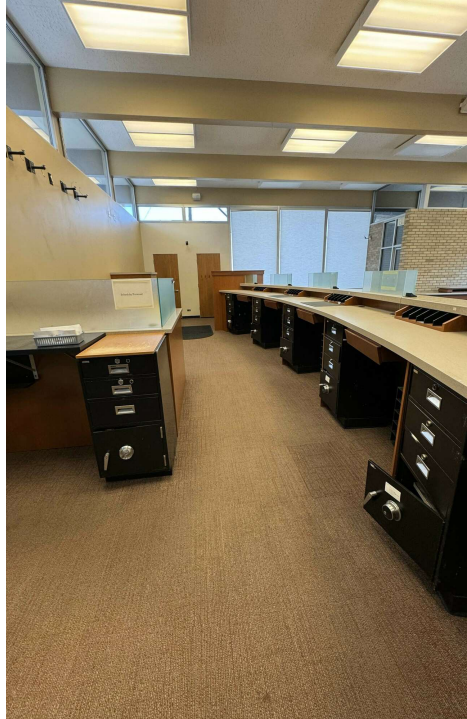
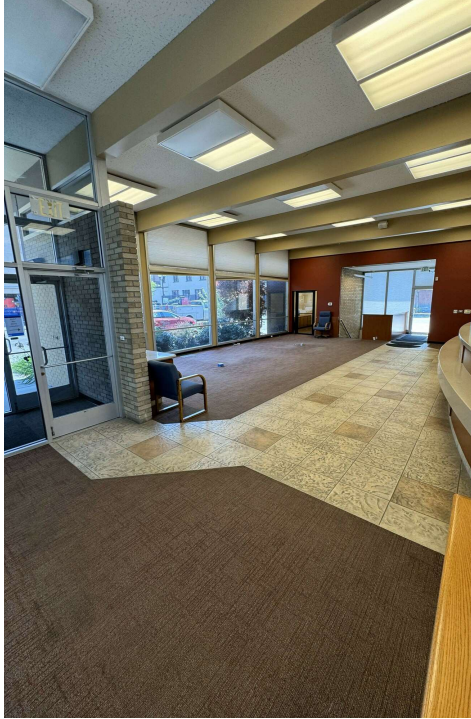
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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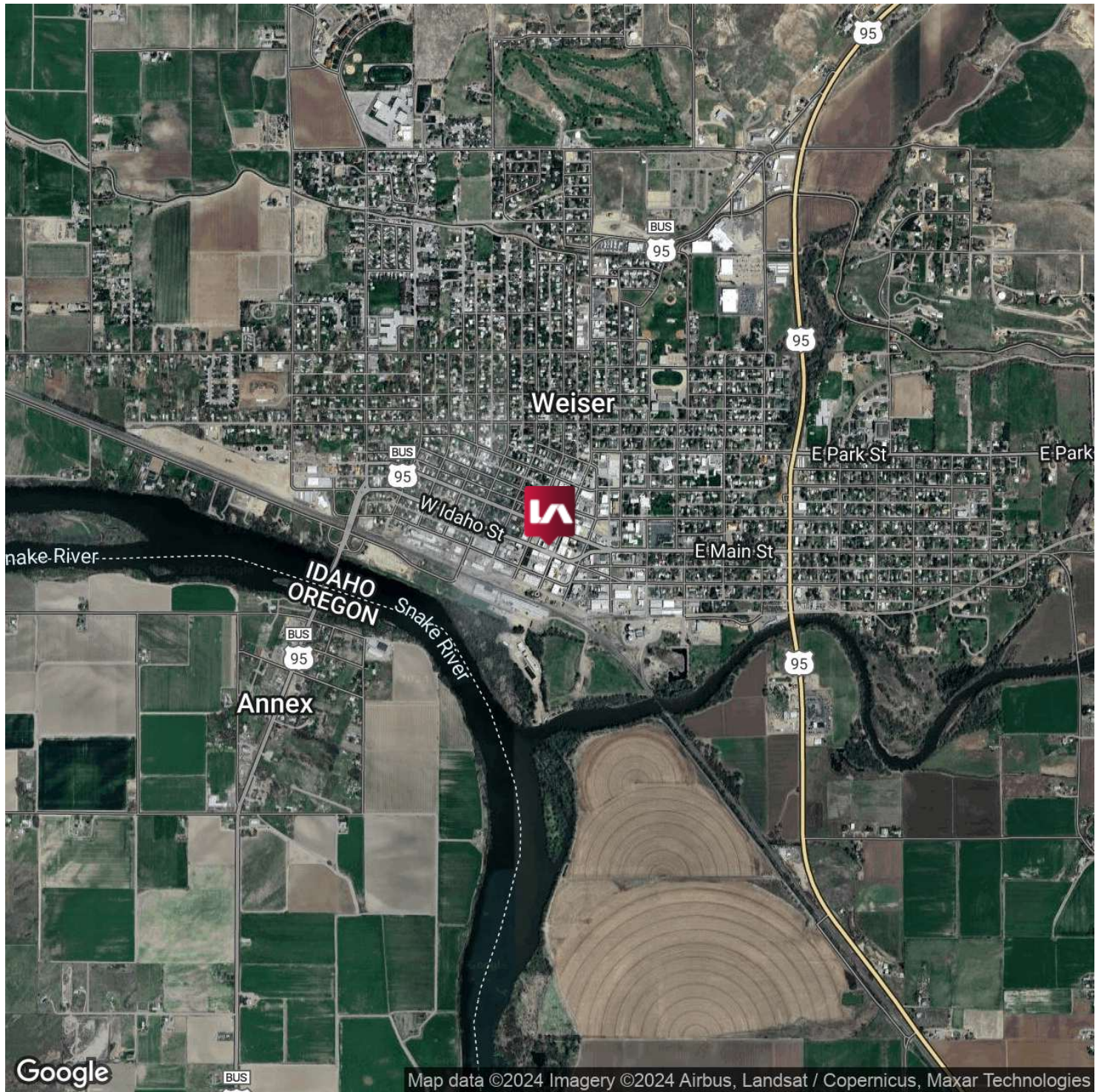
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	441	1,854	5,161
Median age	42	41	43
Median age (Male)	41	40	42
Median age (Female)	42	42	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	170	706	1,968
# of persons per HH	2.6	2.6	2.6
Average HH income	\$61,318	\$55,459	\$59,309
Average house value	\$198,313	\$205,981	\$239,626

*Demographic data derived from 2020 ACS - US Census

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