

PRIME REDEVELOPMENT INDUSTRIAL/RETAIL ON GARRITY BLVD | FOR SALE

FAMILY AUTO & MORE

1643,1647,1655 GARRITY BLVD NAMPA, ID 83687



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COMMERCIAL



ASHLI RUMPP / 208.559.8260
ashli@tokcommercial.com



SEAN EDWARDS / 208.412.7763
sean@tokcommercial.com

OFFERING DETAILS

PROPERTY ADDRESS 1643,1647 & 1655 Garry Blvd
Nampa, ID 83687

ZONING BC - Community Business
[Zoning Info](#) | [Allowed Uses](#)

1643,1647 & 1655 GARRITY BLVD

LOT SIZE 0.96 Acres

BLDG SIZE +/-3,355

TOTAL PRICE **\$1,600,000**

HIGHLIGHTS

Existing improvements and usable yard provide an ideal opportunity for an owner user.

Recently remodeled office space | Fully equipped shop – machinery and equipment can be included

Rare infill site with grandfathered auto sales rights along Garry corridor

Flexible zoning supports a variety of commercial and industrial uses

Prime Garry Blvd frontage with excellent visibility and exposure

Parking lot can hold 60-100 cars!



4 MIN DRIVE TO I-84

22,209 VPD

GARRITY BLVD

4 MIN DRIVE TO DOWNTOWN NAMPA

SITE

BC

CITY OF NAMPA, COMMUNITY BUSINESS ZONE

The BC Community Business district in Nampa is intended to create, preserve, and enhance areas with a wide range of retail, service, and related commercial uses that serve the broader community and traveling public. It is typically suited to locations along major streets and corridors where commercial activity, access, and visibility are appropriate while still providing standards to limit impacts on nearby residential and lower intensity areas.

For additional zoning information, click the links below.

[ZONING INFORMATION](#)

[LAND USE TABLE](#)



UPDATED: 6.16.2026

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NORTHWEST FACING



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NORTHEAST FACING



SOUTHWEST FACING



SOUTHEAST FACING



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POPULATION
74,838
3 MI. RADIUS



AVG. HOUSEHOLD INC.
\$89,257
3 MI. RADIUS



HIST. ANN. GROWTH
2.8%
3 MI. RADIUS

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SITE
**3 MINUTES [1.4 MILES]
TO I-84**

Logos for businesses including: McDonald's, Burger King, Subway, O'Reilly, Holy Cow Idaho!, Best, Family Dollar, Shell, NAPA, Fred Meyer, and others.

Logos for businesses including: Pilot, Honda, ABC, Shell, Chevron, Forage Genetics, and others.

Logos for businesses including: GameStop, Ford, Chevrolet, GMC, Jeep, Dodge, Chrysler, Ram, Toyota, Subaru, Hyundai, and others.

Logos for businesses including: boost, noodles, Mister, Firehouse Subs, WinCo Foods, Popeyes, TACO BELL, and others.

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