

## COMMERCIAL DIVISION

OFFERED AT \$295,000.00



*Property is being sold in "as is" condition.*



### PROPERTY OVERVIEW

437 SW 3rd Street || Fruitland, ID 83619

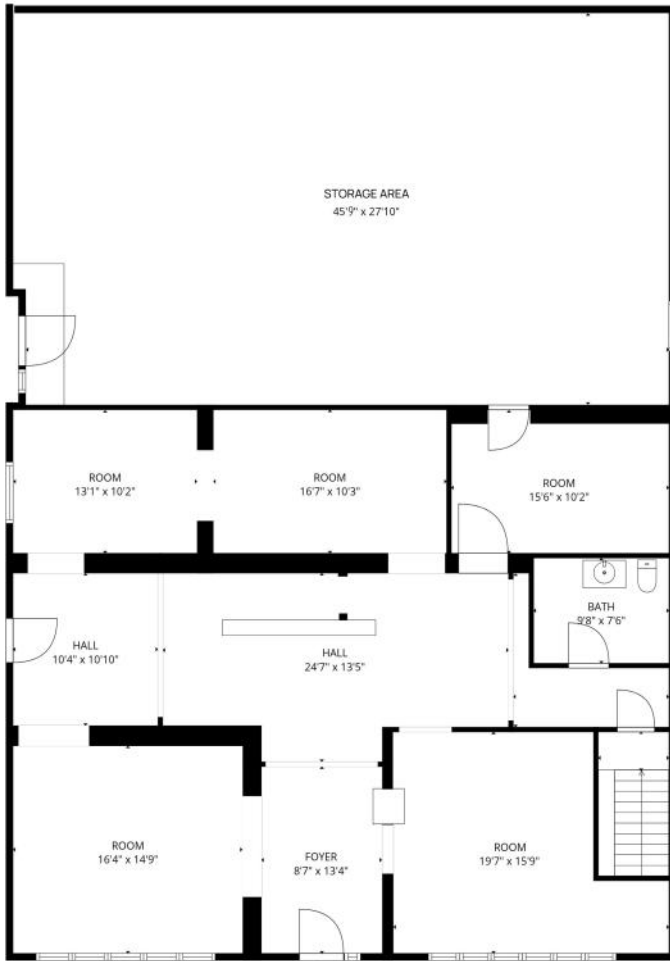
Zoning: CD-Commercial Downtown

Downtown Fruitland commercial opportunity located on a high-visibility corner. Excellent street presence with display windows along 3rd Street and ample street parking. The main level offers approximately 2,075 usable SF, currently configured into 6 separate areas suitable for office, retail, service, or seating, plus a half bath. Approximately 1,525 SF for storage in rear of the building, along with additional 1,218 SF of basement storage. Multiple exterior access points provide flexibility for staff and customer entry. CD Zoning allows for a variety of potential uses: coffee shop, restaurant, office, retail storefront, church, medical office, or other permitted downtown uses. Property is being sold as is, presenting strong potential for owner-users or investors seeking a flexible downtown footprint.

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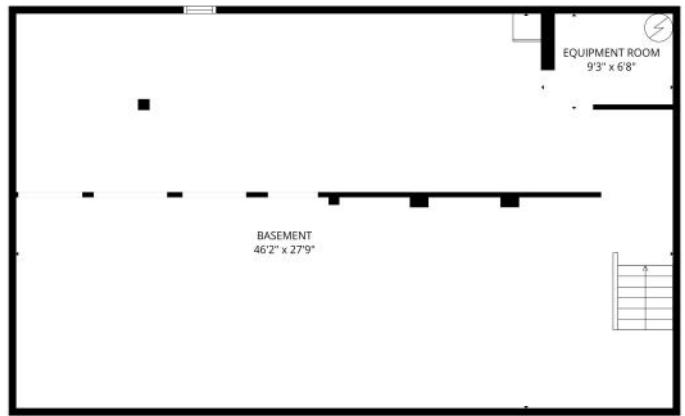
## FLOOR PLAN

*Created by Cubicasa App.*

*Deemed highly reliable but not guaranteed.*

**Main Level: 3,600 SF**

**Basement: 1,218 SF**



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## LOCATION DESCRIPTION

Positioned on a highly visible downtown corner on SW 3rd Street and Kansas Avenue, this property sits in the heart of Fruitland's historic core, where community events and day-to-day business come together. Located directly across from the United State Post Office and on the opposite corner from a Charter School, reinforces steady daily traffic. Just steps from Fruitland Community Park, a downtown gathering space with splash pad and gazebo amenities, and near established downtown destinations like Orchard Hall and Hitchcock Station.

With direct access from the US 95/US 30 corridor (just two blocks away), the site offers excellent visibility and easy access for businesses looking to serve both local residents and pass-through traffic.

Distance to I-84 via US 95

Idaho Border: **3.0 mi**

Distance to I-84 via US 30

Oregon Border: **2.6 mi**

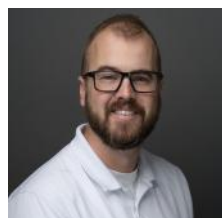


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