

**FOR SALE
LAND**

North Franklin Blvd. Land

NAMPA, ID 83687



NAMPA COMMERCIAL DEVELOPMENT LAND/YARD FOR SALE



PROPERTY HIGHLIGHTS

- Located in Nampa just north of the intersection of Garrity Blvd. and N Franklin Blvd.
- Ideal location for Car Sales, Car Wash, Lumber Yard and more
- Excellent Access to the Freeway from N. Franklin Blvd.
- Yard/Land in a developed area with excellent visibility and easy access to amenities
- 18,000 Average Daily Traffic
- Nearby Businesses: American Tire & Auto, Moto One KTM, MaD HaTter MoToRs, Nampa Floor & Interior, ABC Supply Co, Freightliner North-west, & Zamzows

PROPERTY DESCRIPTION

- Significant Improvements made recently
- DO NOT DISTURB TENANTS
- 3 Parcels totaling 2.25± Acres
423 N Franklin Blvd.—R3154300000 is 1.88± Acres
415 N Franklin Blvd.—R3154301000 is .34± Acres
0 9th Avenue—R0855801000 is .03± Acres
Small Parcel is zoned Light Industrial
- In the Opportunity Zone

OFFERING SUMMARY

PARCEL NUMBERS

R3154300000, R3154301000 &
R0855801000

TOTAL ACRES

2.25± Acres

PRICE

\$2,000,000

PRICE/SF

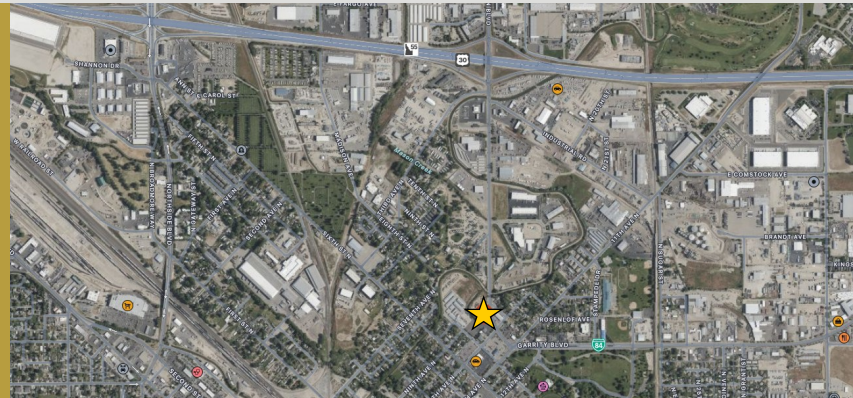
\$20.41/SF

ZONING

Community Business

SHOWINGS

Contact Agent



**SAWYER PRICE,
JOHN OLSEN & KEN STARK**



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