



Listing Summary

MARK BOTTLES
REAL ESTATE SERVICES






INVESTMENT & BUSINESS LISTINGS

(208) 377-5700

839 S. Bridgeway Place ♦ Eagle, Idaho 83616

September 2019

www.markbottles.com

Property Address	Vicinity	Size	Zoned	Remarks	Asking Price	Agent	Image
INVESTMENT FOR SALE							
300 N 16th St, 1512 W Bannock St, 1509 W Jefferson St Downtown Boise	Between N 15th St & N 16th St and W Bannock St & W Jefferson St	Three Properties - +/- 13,898 Total SF	C-2/DD	Significant value-add potential through remodels and upgrades. Promising buy-and-hold opportunity in an area with rapidly rising property values and rent rates. Redevelopment projects of up to 43.5 units per acre allowed.	Contact Listing Agent	Mark Bottles Emily Mueller	
10143 S Federal Way Boise	Northeast side of I-84 & Eisenman Rd Interchange	+/- 6.73 Acres	RP	Great price at \$1.25/SF PLUS the added bonus of Cell Tower Income. Utilities available to site. Excellent I-84 location with easy on/off access at exit 59.	SOLD	Mark Bottles	
SEC Karcher Rd & Farmway Rd Lake Storage - Mini & RV Caldwell	Southeast corner Karcher Rd (Hwy 55) & Farmway Rd	+/- 51,450 SF (Phase 1) on +/- 6.4 Acres		This two phase storage project will service Caldwell & Nampa residents. Phase 1 under construction to be complete summer 2019 with 51,450 rentable SF of mini storage (377 storage units and 200 RV space).	\$5,300,000	John Bottles	
825, 841, 849 Howard Ln Fruitland	I-84 Exit 3, North on Hwy 95, East on NW 9th St	Two +/- 4,500 SF and One +/- 5,500 SF Buildings on +/- 1.857 Acres	Light Industrial	High Quality Flex Buildings with Overhead Doors each unit, one split, epoxy floors, quality interior finishes, multiple offices, fenced yards. Four leases currently in place.	\$1,750,000 7.99% CAP	Ron Brodien	
1074 Banks-Lowman Rd River Canyon Retreat Garden Valley	Granite Basin Rd & Banks-Lowman Rd	+/- 29,000 SF on +/- 8.95 Acres		Lodging for up to 88 people with Meeting rooms, full-size Gymnasium with bleachers, Climbing wall, Weight room, Game room, Zipline, full Commercial Kitchen.	\$2,600,000	Norm Brown	



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209 N 3rd St The Pancake House McCall	Just North of Deinhard Lane on 3rd St (Hwy 55)	+/- 15,953 SF on +/- 1.84 Acres (+/- .39 additional Acres with home possible)	CC	Nationally recognized McCall business with long track record of success. Sale includes Restaurant Business, Real Estate, and FF&E. Strong financials with 20 year history of growth - Contact agent for details.	\$2,900,000	Mark Bottles Ron Brodien	
215 Industrial Loop McCall	West of Hwy 55 on Deinhard Ln to become Boydston St, Right on Industrial Loop	+/- 5,422 SF on +/- 0.30 Acres	Industrial	Building has 4,550 SF Shop with 572 SF Office. Two Roll-up Doors, 2 Restrooms, 1 Shower with Laundry hook-ups. Hydronic Heating. Easy access to Deinhard and Hwy 55.	Contact Listing Agent	Riley Verner Ron Cooks	
1236 NE 2 and A Half St Tri-plex/Studios Meridian	South of Fairview Ave on NE 2 and A Half St, East of Cole Valley School	+/- 2,156 SF; +/- 1,106 SF Main Level - +/- 1,050 SF Basement (Two Studios)		Fantastic location for owner occupant or rental income property. Owner can occupy main level - lower level (2 Studios) currently rented. Seller did not release main level space. See flyer for details.	\$335,000	John Bottles	
TBD N CanAda Rd CALL FOR OFFERS Nampa	South of Ustick Rd on CanAda Rd	+/- 76.13 Acres Parcel A: +/- 35.35 Acres Parcel B: +/- 40.78 Acres	AG; Comp Plan: Commercial	Two parcels are separately owned in growth corridor. Parcel A offers the buyer additional land adjacent to Parcel B. Parcel B has option of right of first refusal that sunsets in 10 years on the West 39.79 Acres parcel.	CALL FOR OFFERS DUE 10/8/19 5PM MST	Norm Brown	
8059 Hwy 20/26 Franklin Junction Convenience Store Nampa	Southwest corner Hwy 20/26 & Franklin Blvd	+/- 3,447 SF on +/- 7.88 Acres	C-1 & AG	Hard corner Convenience Store with high viability. Rare access off both Hwy and Franklin. Possible Mini Storage on back 5 Acres. Front is zoned C-1.	\$1,299,000	Norm Brown	



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INVESTMENT FOR SALE

307 Iowa Ave Church Building Nampa	Southwest corner Iowa Ave & Checola St	+/- 14,000 SF on +/- 1.5 Acres	Ch-13-RP-Res Professional	Excellent access from 12th Avenue (Hwy 45). Sanctuary seats 200, Chapel seats 50 with 7 classrooms. 120 person capacity in Fellowship Hall. Full kitchen. 2 adjoining parcels also available for Sale.	\$2,175,000	Mark Bottles Ron Crooks	
620 Ace of Diamonds St Kasino Club Restaurant & Bar Stanley	South of Highway 21 on Ace of Diamonds St	+/- 6,276 SF on 2 City Lots	Comm	Well known popular establishment for steak, spirits, and live music. Reputation of quality food and western hospitality. Recent major expansion and renovations.	\$497,000	Norm Brown	



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BUSINESS FOR SALE

Idaho Grain & Flour Mill Business Donnelly	Contact Listing Agent	Contact Agent		Contracts for purchases of grain from Growers and for sale of products with resellers. Plenty of capacity to grow the business. Currently on leased site and can be relocated.	\$89,000	Russ Fulcher	
209 N 3rd St The Pancake House McCall	Just North of Deinhard Lane on 3rd St (Hwy 55)	+/- 15,953 SF on +/- 1.84 Acres (+/- .39 additional Acres with home possible)	CC	Nationally recognized McCall business with long track record of success. Includes Restaurant Business, Real Estate, and FF&E. Strong financials with 20 year history of growth - Contact Agent.	\$2,900,000	Mark Bottles Ron Brodien	
8059 Hwy 20/26 Franklin Junction Convenience Store Nampa	Southwest corner Hwy 20/26 & Franklin Blvd	+/- 3,447 SF on +/- 7.88 Acres	C-1 & AG	Hard corner Convenience Store with high viability. Rare access off both Hwy and Franklin. Possible Mini Storage on back 5 Acres. Front is zoned C-1.	\$1,299,000	Norm Brown	
28854 Boulder Rd & 27209 Stephen Ln Idaho Premier Hunt Club Parma	South of Parma on Hwy 18, West on Hexon Rd, South on Roswell Rd, East on Boulder Rd	+/- 190.655 Acres with two Dwellings: +/- 1,404 SF and +/- 2,419 SF		Gorgeous established Bird Hunting property with over 1 mile of Boise River frontage. Two on-site dwellings: 1,404 SF (2006) and 2,419 SF (2014). Boise River Water Rights for Irrigation, etc.	\$3,200,000	Norm Brown	
620 Ace of Diamonds St Kasino Club Restaurant & Bar Stanley	South of Highway 21 on Ace of Diamonds St	+/- 6,276 SF on 2 City Lots	Comm	Well known popular establishment for steak, spirits, and live music. Reputation of quality food and western hospitality. Recent major expansion and renovations.	\$497,000	Norm Brown	