

**ALL FIELDS DETAIL**



<b>MLS #</b>	98280053	<b>Land Size</b>	1/2 - .99 Acre
<b>Status</b>	New	<b># Units</b>	1
<b>Type</b>	Commercial	<b>Age</b>	
<b>Address</b>	2001 S Washington Ave	<b>Land Use</b>	Commercial, Retail
<b>Address 2</b>		<b>Parking</b>	
<b>City</b>	Emmett		
<b>State</b>	ID		
<b>Zip</b>	83617		
<b>Area</b>	Emmett/Gem County - 1550		
<b>Class</b>	Business/Commercial		
<b>Asking Price</b>	\$100		
<b>Sale/Rent</b>	For Sale		
<b>IDX Include</b>	Yes		

**GENERAL**

<b>Apx SqFt</b>	3496	<b># Acres</b>	0.91
<b>Price per Acre</b>	109.89	<b>Price per SQFT</b>	0.03
<b>County</b>	Gem	<b>Directions</b>	The KEY to the City of Emmett - SW Corner of the Hwy and Washington Ave.
<b>Lot Size Length</b>		<b>Lot Size Width</b>	
<b>New Constr Comp Date</b>		<b>Zoning</b>	
<b>Gas Available (Y/N)</b>		<b>Real Estate Included</b>	
<b>Fenced</b>		<b>U1 Net SqFt</b>	3496
<b>U1 Rent/Month</b>	0	<b>U1 Lease Expires</b>	
<b>U2 Net SqFt</b>		<b>U2 Rent/Month</b>	
<b>U2 Lease Expires</b>		<b>U3 Net SqFt</b>	
<b>U3 Rent/Month</b>		<b>U3 Lease Expires</b>	
<b>U4 Net SqFt</b>		<b>U4 Rent/Month</b>	
<b>U4 Lease Expire</b>		<b>U5 Net SqFt</b>	
<b>U5 Rent/Month</b>		<b>U5 Lease Expire</b>	
<b>Hazard Insurance Exp</b>		<b>Manager Exp</b>	
<b>Maintenance Exp</b>		<b>Supplies Exp</b>	
<b>Utility Exp</b>		<b>Other Exp</b>	
<b>Pers Prop Tax</b>		<b>Real Prop Tax</b>	
<b>Vacancy &amp; Credit Loss</b>		<b>Gross Operating Income</b>	
<b>Total Annual Oper Exp</b>		<b>Net Operating Income</b>	
<b>Assumable (Y/N)</b>		<b>Non-Qualifying (Y/N)</b>	
<b>Local Improvmnt Dist(Y/N)</b>		<b>Flood Ins Required(Y/N)</b>	
<b>Legal Description</b>		<b>Parcel #</b>	RP00188915A
<b>Agent</b>	Kent Corbett - (208) 888-9563	<b>Listing Office 1</b>	Mark Bottles Real Estate Serv. - Main (208) 377-5700
<b>Co-Agent</b>	CHRIS J GRAHAM	<b>Co-Office</b>	Mark Bottles Real Estate Serv. - Main (208) 377-5700
<b>List Agent 2nd Phone</b>	208-888-9563	<b>Selling Agt to Prsnt(Y/N)</b>	Yes
<b>Variable Rate (Y/N)</b>	No	<b>Co-Op Broker Compensation</b>	2.00
<b>Compensation Type</b>	%	<b>Listing Service</b>	Full Service
<b>Owner Name</b>	Wilson	<b>Business Phone</b>	
<b>Home Phone</b>		<b>Managers Name</b>	
<b>Managers Phone</b>		<b>Listing Date</b>	12/7/2006
<b>Expiration Date</b>	6/1/2007	<b>Showing Instructions</b>	Lock Box
<b>Off Market Date</b>		<b>Status Dt</b>	12/9/2006
<b>Input Dt</b>	12/9/2006	<b>Original Price</b>	\$100
<b>Associated Document Count</b>	0	<b>Mapping</b>	
<b>Tax ID</b>		<b>Update Date</b>	12/9/2006
<b>Status Date</b>	12/9/2006	<b>HotSheet Date</b>	12/9/2006
<b>Agent Remarks</b>	THE LOCATION TO OWN!! Residential lockbox on front door. All restaurant equipment to be sold after p roperty is auctioned. Sold with motivated seller approval. Also selling owner residence at 3535 S Johns 1.77 acres same day. Please call and register today.		<b>Price Date</b> 12/9/2006
<b>Input Date</b>	12/9/2006	<b>Days On Market</b>	4
<b>Price/Apx SqFt</b>	\$0.03		

**FEATURES****LIST CLASS**

Excl Right to Sell

**TERMS**

Auction

**FINANCIAL****Financing Remarks**

Selling At Public Auction

**SOLD STATUS****How Sold****Closing Date****Sold Price per SQFT****Seller Concession****Selling Office 1****Selling Office 2****Pending Date****Sold Price****Sold Price Per Acre****Selling Agent 1****Selling Agent 2****REMARKS**

To be sold at LIVE Public Auction Thursday January 25th. All pre-auction offers will be presented. 5% buyers premium added to final live bid price to arrive at total purchase price due auction day as the non-refundable deposit. Personal check is acceptable. 30 days to close. Sold as is with no contingencies. Please conduct all due diligence prior to auction. Buyer and Buyers agent to verify all. DEQ water report is available for inspection. GREAT LOCATION!

**ADDITIONAL PICTURES****DISCLAIMER**

This information is deemed reliable but not guaranteed. EQUAL HOUSING OPPORTUNITY