



MLS # **98313653**
 Class **Business/Commercial**
 Type **Commercial**
 Area **Valley County - 1800**
 Address **301 S Main St.**
 City **Cascade**
 Zip **83611**
 Asking Price **\$1,000**
 Status **Active**
 # Units **1**
 # Parking
 Land Use **Commercial, Retail**
 Age
 Apx SqFt **1200**



REMARKS

Live Absolute Auction August 4th. Auction starts at 10AM on equipment & personal property. Real estate will sell at 12:00 NOON. Great location and possibilities. Terms: \$10,000 due auction day as the non-refundable deposit, the balance is due within 30 days at closing. 5% BUYERS PREMIUM added to final bid to arrive at total purchase price. Seller to provide standard title insurance and 1/2 escrow fee. Sold "AS-IS" to the highest bidder. Please call for access and showing instructions.

AGENT REMARKS

Huge opportunity to own on HWY 55. Commercial zoning

GENERAL

Listing Date	7/3/2007	Listing Agent	Kent Corbett - (208) 888-9563	(208) 887-6560
Expiration Date		Listing Office	Corbett Bottles Real Estate - Main (208) 377-5700	
DOM	7	Co-Listing Agent		
Lot Size	145 X 25	Owner/Bus./Hm	/	
# Acres	0.08	Manager Name		
Land Size	Sm Lot 5999 SF	Co-Op Agent \$/%	% 2.00	
County	Valley	Variable?	No	
Listing Service	Full Service	Original Price	\$1,000	<u>Unit #</u> <u>NetSqFt</u> <u>Monthly Rent</u> <u>Lease Expires</u>
Virtual Tour		Price/SqFt	0.83	1 1200 0
Showing	Appointment Only	Price/Acre	12500.00	2
Improv. Dist?				3
Fenced				4
Flood Ins Req?				5
Gas Available?				
Completion				
Non-Qualify?				
Sale/Rent	For Sale			
Zoning				

Expenses

Hazard Ins.	Reserves	Vacancy/Credit Loss
Manager	Utility Exp	Gross Operating Income
Maintence	Other Exp	Total Annual Expenses
		Annual Net Operating Inc.
		(Gross Income Less Expenses)

Real Estate Included
 Directions **On Hwy 55 across from new Moxie Java.**
 Legal **LOT 18 BLOCK 25 Fifth addition to Cascade.**

FEATURES

AIR COND	HEATING	ROOF
FLOOR CONST	LEASE TYPE	SEWER
FOR LEASE	LIST CLASS Excl Right to Sell	SHOWING
FOR SALE	POWER	WATER
CONSTRUCTION		
DOCS ON FILE		
STRUCTURE FEAT		
TERMS		
BUSINESS TYPE		

FINANCIALS

Financing Rmrks
 Assumable?
 Real Prop Tax
 Pers Prop Tax
 Parcel # **RPC00310250180A**

SOLD INFORMATION

Closing Date
 Sold Price
 How Sold
 Pending Date
 Sold Prc/SQFT