

# 302 E. LAKE STREET

MCCALL, ID 83638

## RETAIL BUILDING FOR SALE



THORNTON OLIVER KELLER

COMMERCIAL REAL ESTATE

*Experience Results.*

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### SALE TERMS:

**Sale Price:** \$199,000.00

### LISTING COMMENTS:

- Prime Retail Location in Downtown McCall
- Across From Payette Lake
- Near the Manchester Ice Center
- Remodeled in 2007
- Perfect Owner / User Building
- Own a Piece of Downtown McCall

### PROPERTY INFORMATION:

**MLS:** 430032  
**Parcel #:** RPM017100200SA  
**Available:** Immediately  
**Bldg Type:** Single Tenant Retail  
**Bldg Size:** 1,611 SF  
**Acres:** 0.037 AC  
**Completed:** 1974  
**# of Floors:** 1  
**Construction:** Brick/Block  
**Parking:** Street

(07/28/11) This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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### MCCALL, IDAHO AREA INFORMATION

**MCCALL, IDAHO** is a resort city in Valley County, Idaho. Named after its founder, Tom McCall, it is situated on the southern shore of Payette Lake and near the center of the Payette National Forest.

McCall is 100 miles and a mere two-hour drive, north of Boise, Idaho, accessed via the Payette River Scenic Byway (State Highway 55).

McCall began as a timber community, but has grown to be a vacation destination and home to about 3000 full time residents who live, work and raise their children.

McCall holds an annual Winter Carnival, begun in 1924 every year with outstanding snow sculptures and amusing activities of all kinds. The Ski Town U.S.A. celebrity evolved because McCall is and has been the home of a number of Olympic skiers.

In winter, the ski resorts, many fabulous areas of Nordic skiing, and seemingly endless snowmobiling trails are McCall's main draw.

After a hard day of skiing or snowmobiling, a person might want to relax in one of the natural hot springs



located in the McCall area or enjoy a wonderful meal at one of the local restaurants.

In summer, people come to play on Payette Lake. Payette Lake offers excellent boating, several sandy beaches and spectacular mountain scenery. North Beach is a popular spot for waterskiing and sunbathing. There is a newly renovated marina and boat ramp close to downtown McCall. For picnicking and swimming, the town has several city parks on the lake.

The newly remodeled Legacy Park is a wonderful addition to McCall. Ponderosa State Park is on a large peninsula jutting out into the lake. It offers excellent camping, boating and hiking opportunities. And, if backcountry riding is your love, there are endless miles to ride, whether it be on horseback or 4-wheelers. The possibilities around McCall are truly endless, and are of a world class standard of quality.



#### ATTRACTIONS

**Brundage Mountain** - Located high in the mountains of Central Idaho, Brundage Mountain is best known for its powder-packed glades and luxuriously wide groomed runs. Blessed with over 320 inches of snowfall annually, Brundage has an undisputed reputation for the Best Snow in Idaho™. Their season normally runs from Thanksgiving through mid-April or early May, with lifts running daily from 9:30 am – 4:30 pm.

**Little Ski Hill** - Built in 1937 as a winter diversion for local forest workers, the Little Ski Hill has served the region's youth and skiing community for over 65 years. Located two miles north of McCall, Idaho on highway 55, this small but action-packed facility has an alpine hill served by a T-bar providing 405 vertical feet of terrain which is the only lit ski and snowboard hill in the area. Plus 30 kilometers of groomed cross-country ski trails located at their new facility Little Bear Basin.

**Ponderosa State Park** - Ponderosa State Park covers most of a 1,000-acre peninsula that juts into beautiful Payette Lake near McCall. The scenic overlook at Osprey Point offers a spectacular view of the lake. The park offers hiking and biking trails, guided walks with park naturalists and evening campfire programs. The North Beach Unit has a beach and picnic area. The topography ranges from arid sagebrush flats to dense forests. Wildlife that can be viewed at the park include Canada geese, osprey, bald eagles, wood ducks, mallards, songbirds, deer, moose, beaver, muskrats and even bear. Winter activities include Nordic skiing and snowshoeing on groomed trails.

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