

RED CAP CORNER PARCELS

1543-1555 MAIN ST & 22341-22345 HWY 30 | KIMBERLY 83341



CORNER LOCATION

FOR SALE | 6.21 TOTAL ACRES

CONTACT:

Dan Wilhelm

208.886.0566

✉ dwilhelm@tokcommercial.com

Lenny Nelson

208.947.0806

✉ lenny@tokcommercial.com

LISTING COMMENTS:

8 pad-ready sites at the best corner in Kimberly.

5 lane, fully lighted intersection.

Full access to both Hwy 30/50 and Main Street (N 3500 E).

Variety of allowed commercial uses including Drive thru, Retail, Drug Store, Service Station etc.

PROPERTY INFORMATION:

ACRES:

0.40 to 6.21

PRICE/SF:

\$3.00 to \$12.00

See Following Page for Details

RED CAP CORNER PARCELS

AVAILABLE:


LOT:	ADDRESS:	ACRES:	FEET:	RATE/SF	PRICE:
1	22345 HWY 30	0.57	24,829	\$7.00	\$173,804
2	22341 HWY 30	0.55	23,958	\$12.00	\$287,496
7	1545 Main St	0.4	17,424	\$11.00	\$191,664
9	1547 Main St	0.92	40,075	\$5.50	\$220,414
10	1549 Main St	0.82	35,719	\$5.50	\$196,456
11	1543 Main St	0.76	33,106	\$5.50	\$182,081
12	1553 Main St	1.51	65,776	\$3.00	\$197,327
13	1555 Main St	0.68	29,621	\$3.00	\$88,862
TOTAL		6.210	270,508		\$1,538,104

PROPERTY INFORMATION:

- Size:** 6.21 Total Acres
- Utilities:** To Site
- Zoning:** GC - "Commercial Gateway"

17.04.080: COMMERCIAL - GATEWAY

This district is intended to provide for commercial activities of various sizes from large retail stores to small specialty shops with residential opportunities for persons wishing to work and live in a unified environment.

All uses in the Commercial - Gateway Zoning must have appropriate landscaping plans, approved by the Administrator and/or Design Review Committee. The landscaped area for commercial uses must begin at the back of the curb of the property line and extend to a depth of at least twenty feet (20') and contain an undulating berm not less than four feet (4') high. Commercial uses must also provide adequate pedestrian access consistent with the standards enumerated in this title. The landscaping shall be designed to enhance the aesthetic qualities of the gateway area. The landscaping shall be completed before occupancy will be given. **Allowed Uses** 



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

RED CAP CORNER PARCELS



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.