

CREATIVE SPACE FOR SALE

RESTAURANT, EVENT SPACE, OR OFFICE CONVERSION

**26433 & 26435 W. ID-53 HWY.
HAUSER, ID 83854**



TOURS BY APPT. ONLY - PLEASE DND TENANT

OFFERING SUMMARY

Price \$2,400,000

Bldg. SFT 10,894 SFT

Bldg. 2 SFT 744 SFT

Total SFT 11,638 SFT

\$/SFT \$223.40

Tenancy Single



PROPERTY TOUR- CLICK HERE

WALKTHROUGH TOUR- CLICK HERE

**STEVEN DAINES
SETH PETERSON**

• 509.209.4920 • SETH@DAINESCAPITAL.COM

WWW.DAINESCAPITAL.COM

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PROPERTY DETAILS

LAND AREA	2.02 AC	ZONING	IND	FLOORS	2
YEAR BUILT	1902	PIN	X00000196625	CONSTRUCTION	WOOD FRAME
RENOVATED	2024	PARKING	115 STALLS	PARKING RATIO	10/1000

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PROPERTY DETAILS

- Three Buildings
 - Main Restaurant
 - Storage Facility with Upstairs Apartment
 - Storage Building
- Outdoor patio area including seating and outdoor bar
- Ample parking
 - including ADA Accessible parking
- Pull off road for easier turn in/out access
- Two curb cuts
 - Egress/ingress on both curb cuts
- Two parcels included
- Near stateline
- Property currently used as restaurant but has great potential to be converted into a creative office space

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DEMOGRAPHICS	1 MILE	3 MILE
Population	680	16,519
Households	268	6,131
Median Age	49	40
Median HH Income	\$91,346	\$77,922
Daytime Employees	404	3,192
Population Growth '25 - '30	5.59%	5.27%
Household Growth '25 - '30	5.60%	5.37%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
W. Highway 53	N. Hauser Lake Rd.	25,000
W. Highway 53	N. Rock Pillar NE	10,500
W. Trent Rd.	W. Prairie Ave. SW	9,568

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