

HIGH VISIBILITY INDUSTRIAL LOT

1458 S Main Street (Highway 55) - Cascade, Idaho

RARE PARCEL WITH +/-175 FEET OF FRONTAGE ON EAST SIDE OF HWY 55 ACROSS FROM CASCADE AIRPORT



Great for Owner/User or Developer

SALE PRICE

\$700,000 (+/- \$8.00 PSF)

LAND SIZE

Approximately 2 Acres (+/-87,120 SF)

CITY OF CASCADE ZONING

Industrial (light manufacturing activities, industrial planned unit development, heavy manufacturing with conditional use permit and any use permitted in R-I, R-II, R-III and C zones)

AMENITIES

- Strategic Development Parcel (one of the last parcels of this size available south of Cascade on Highway 55)
- Flat lot with utilities to site
- US Corp of Engineers certified no wetlands on site
- Excellent access and exposure from Highway 55 entering Cascade, Idaho
- Property located 1/4 mile south of the 121-acre River District project, including +/- 400 homes and additional mixed use development



See Site Location Map on Page 2 →

**ARTHUR BERRY
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File 5076 / Rev20230915



The above is provided by the Owner. Arthur Berry & Company makes no representation as to its completeness and accuracy. Price and terms subject to change at Owner's discretion.

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Site Location Map

