

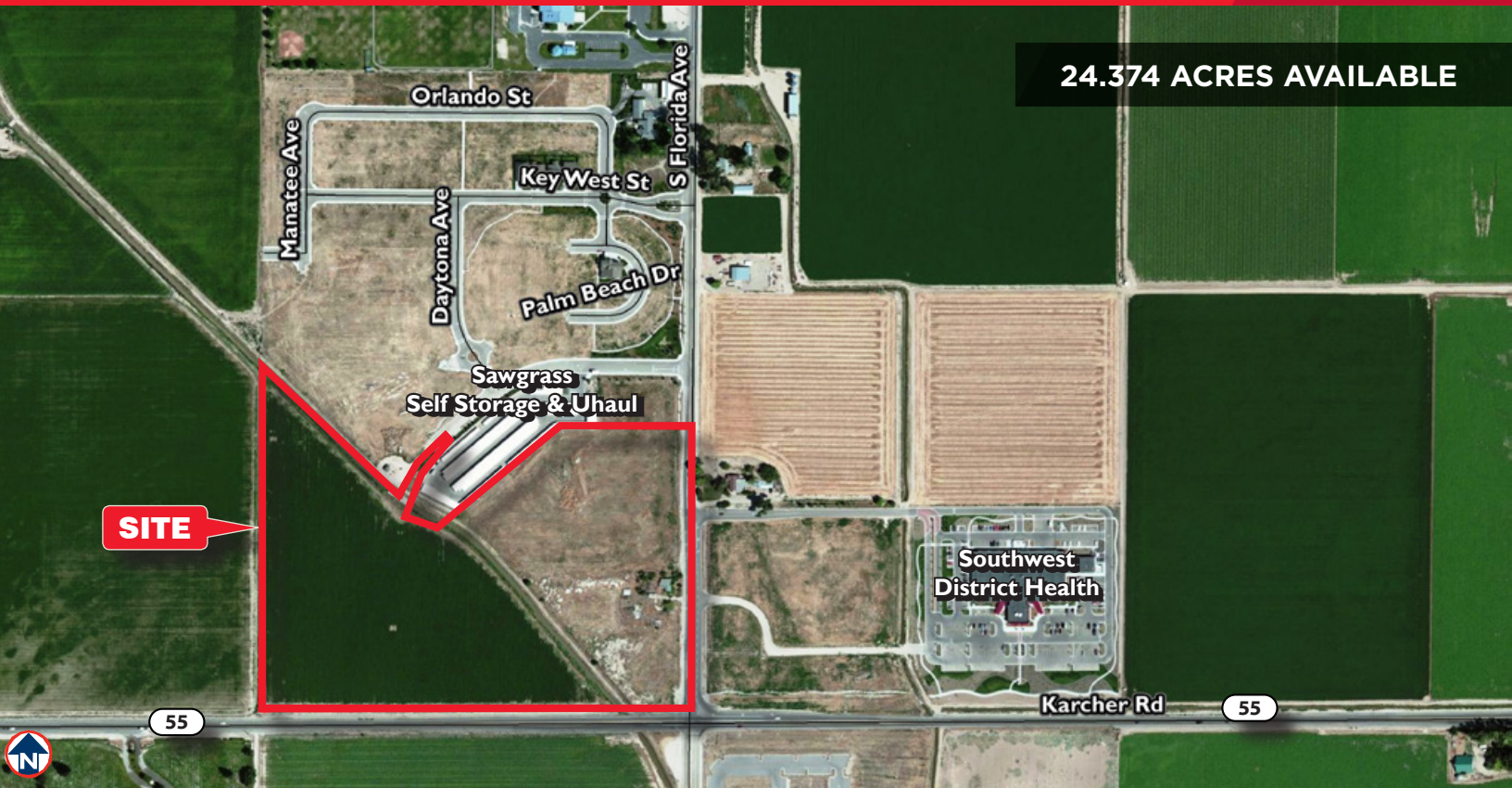


**CUSHMAN &
WAKEFIELD**
Commerce

FOR SALE

Caldwell Development Land

NWC S. Florida & Karcher, Caldwell, Idaho 83607



Property Highlights

Sale Price	\$1,061,732.00 (\$43,560.00 / Acre)
Available	24.374 Acres (1,061,732 SF)
Existing House	976 Square Feet
Location	Hard Corner of Karcher & Florida
Zoning	City of Caldwell - Future Commercial
Utilities	Available to Site, Contact Agent
Irrigation Information	Contact Agent For Details
Parcel Number	R3274300000
Availability	Immediate

DJ Thompson
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Listing Features

- Development Land Located on Karcher Road Between Nampa and Caldwell
- Minutes from the Karcher / Interstate 84 Off-Ramp Exit 33
- Surrounded by Sawgrass Self Storage and Uhaul, Southwest District Health and Central Canyon Elementary School
- High Visibility on Karcher Road & South Florida Avenue
- Close to New and Built-Out Residential Subdivisions
- Utilities Available to Site, Contact Agent for Details
- Potential Uses Include Office, Retail, Storage or Service Related Business Types
- Contact Agent to Discuss Various Uses and to Schedule a Site Visit Today!!

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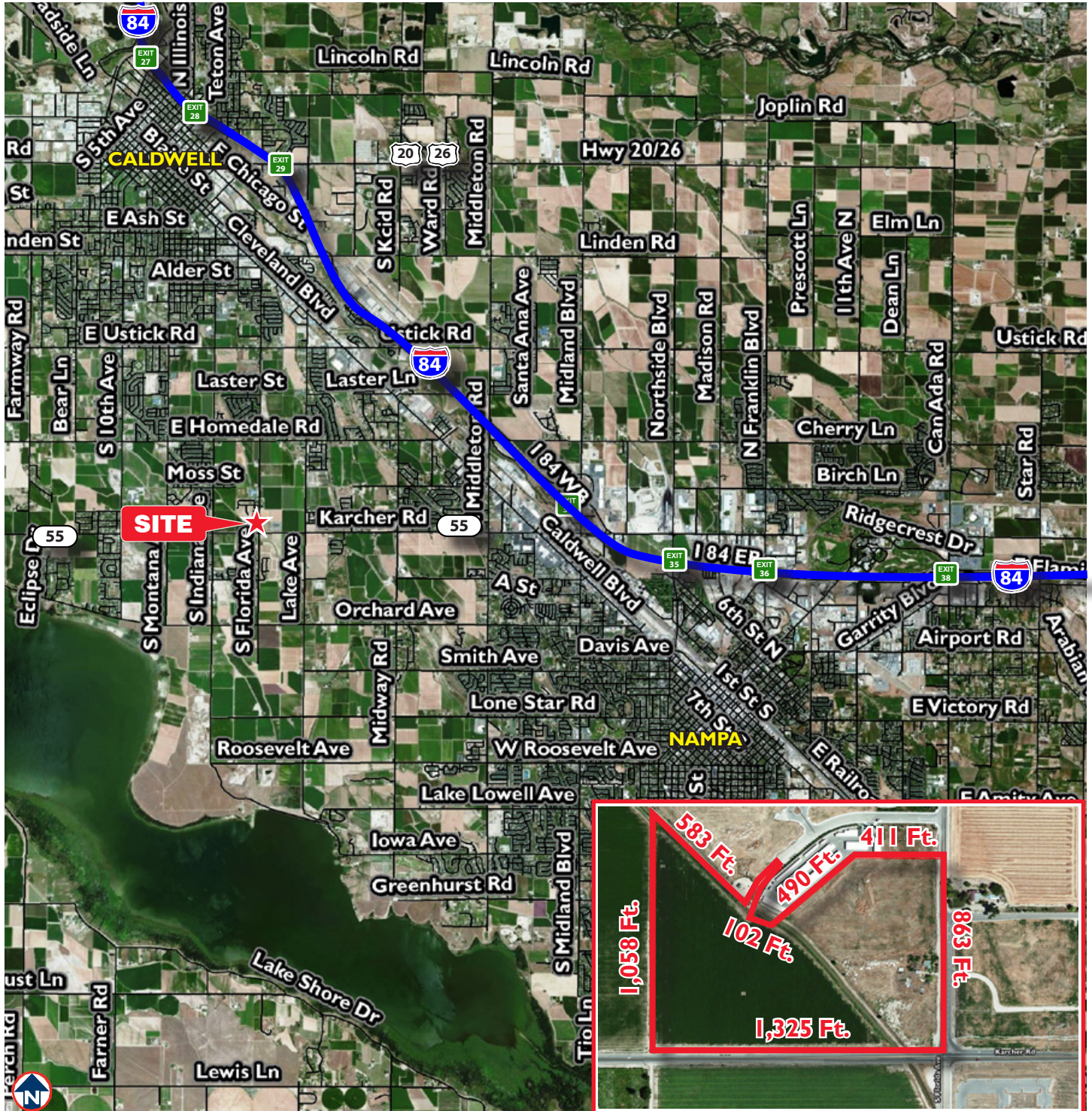
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