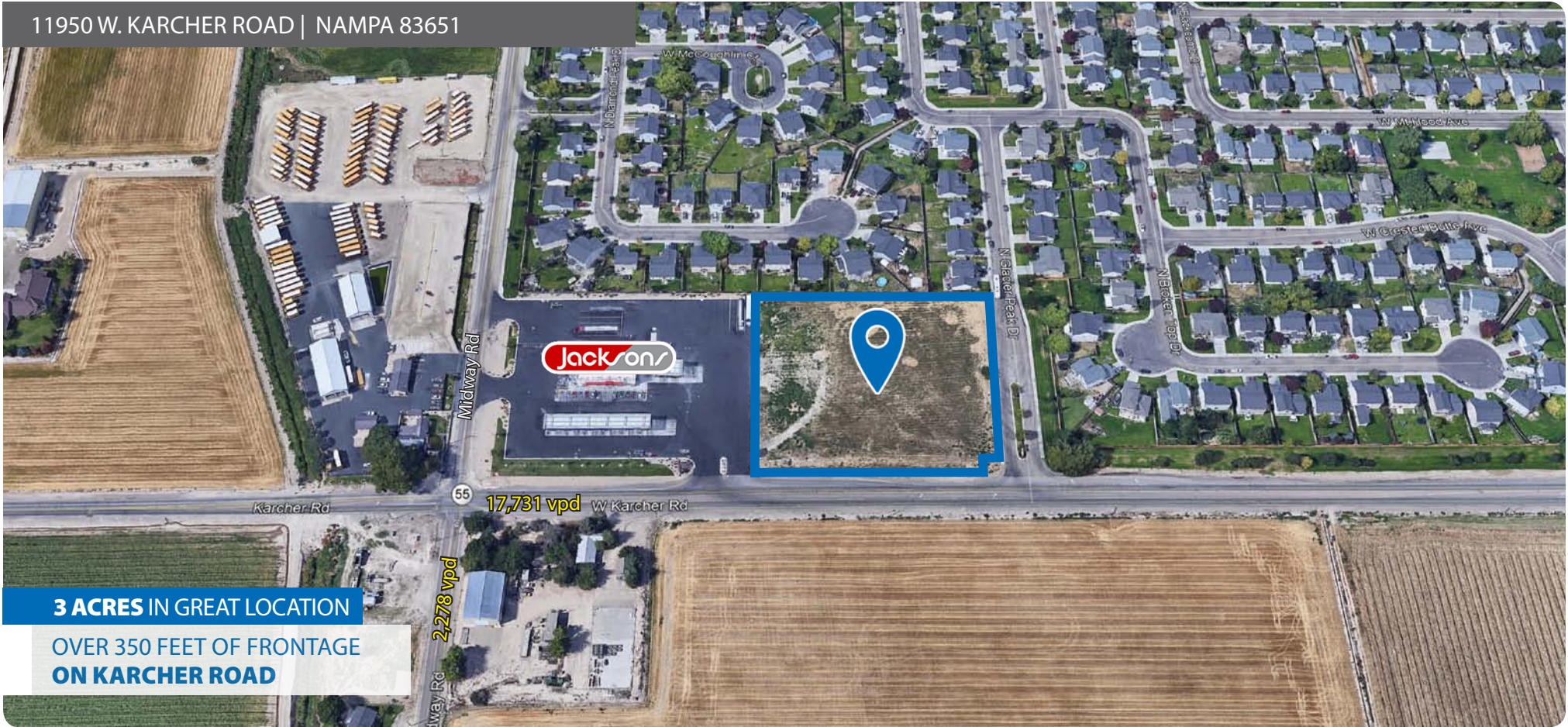


11950 KARCHER ROAD

11950 W. KARCHER ROAD | NAMPA 83651



3 ACRES IN GREAT LOCATION
OVER 350 FEET OF FRONTAGE
ON KARCHER ROAD

CONTACT:

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 208.947.0831
 ✉ mjb@tokcommercial.com

Sam McCaskill
 208.947.0804
 ✉ sam@tokcommercial.com

LISTING COMMENTS:

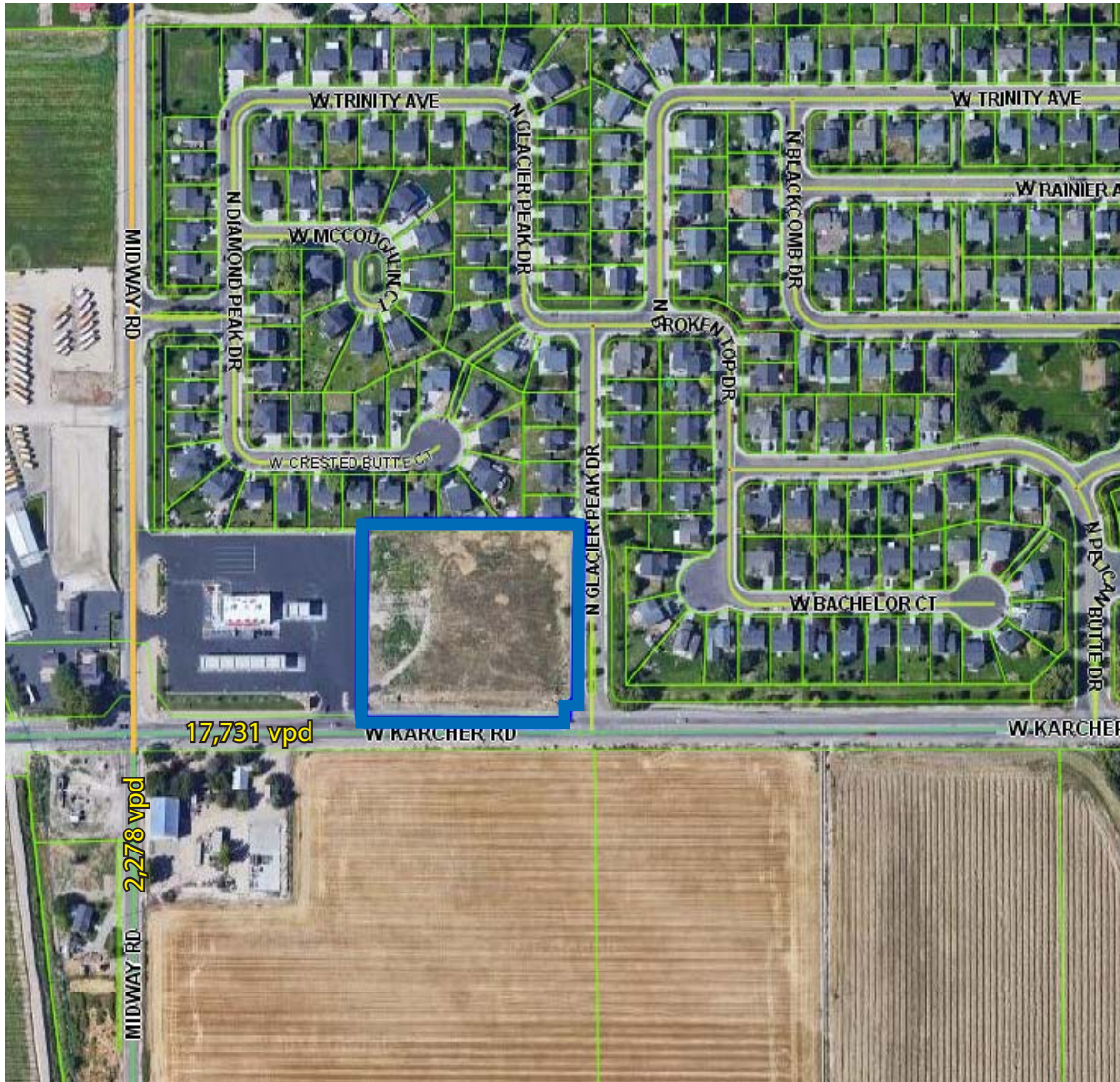
Over 350 feet of frontage on Karcher Road.
 Great location on Karcher Road in growing residential area of Nampa.
 Zoning allows for a myriad of uses.
 Corner anchored by Jackson Fuel Station.

PROPERTY INFORMATION:

Size:	Approx. 3 Acres		130,680 Square Feet
Price:	\$784,080.00		\$6.00 per Square Foot
Zoning:	City of Nampa		General Commercial
Utilities:	All to site		

11950 KARCHER ROAD

PARCEL MAP



ZONING INFORMATION:

City of Nampa | General Commercial

General Commercial land uses provide the City's population with a wide range of goods and services, including certain business and professional offices that are appropriately located throughout the City, but the districts are not generally expected to include residential uses. Examples of commercial land use would include retail and service business establishments, business offices and professional services, banks, grocery stores, automobile oriented uses (service stations, repair garages, car washes, vehicle sales and drive-through facilities), some wholesale, storage and distribution, coffee shops, restaurants, entertainment and related uses; clinics and health care facilities, hotel and motels and small shopping centers.

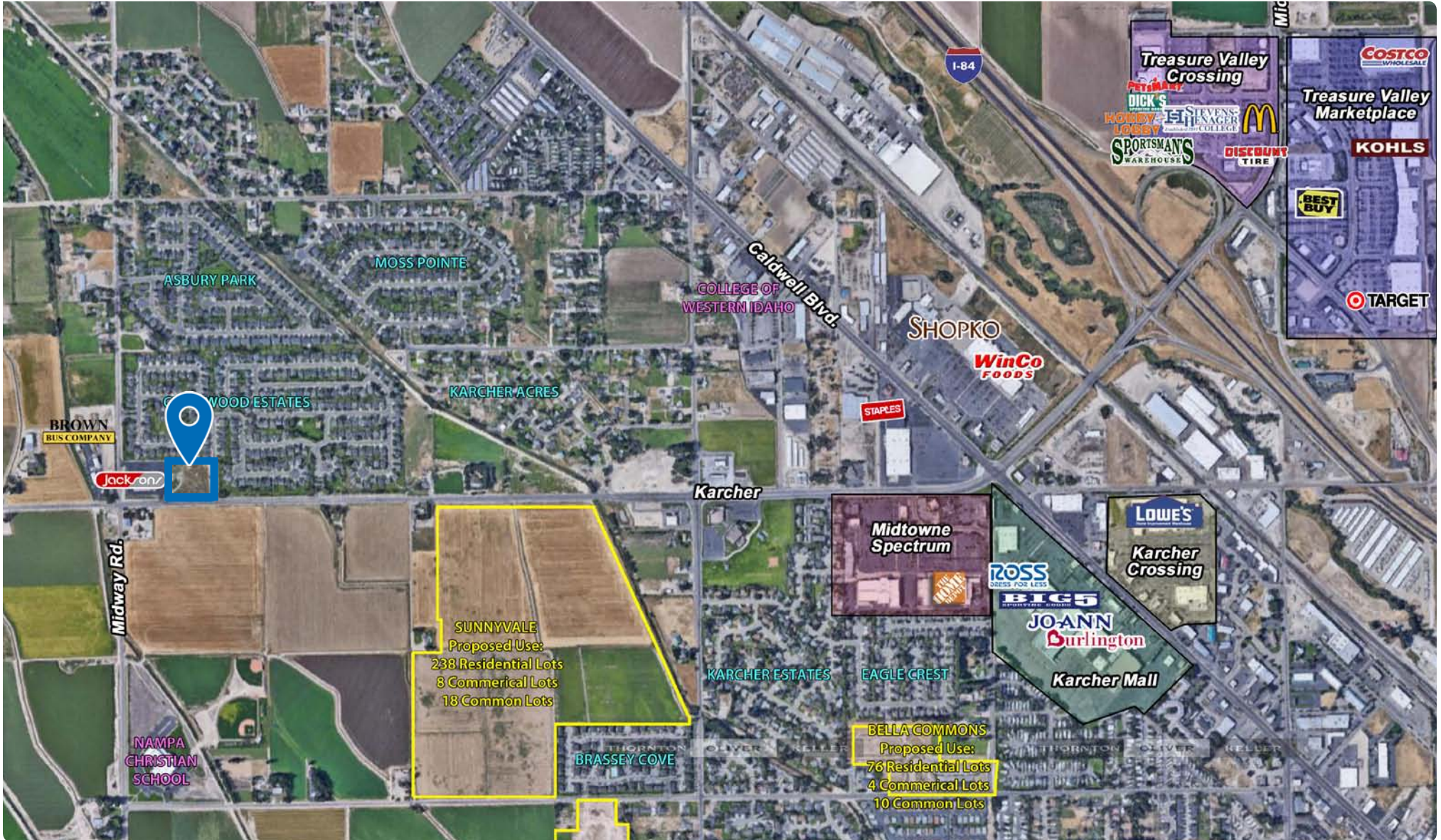
DEMOGRAPHICS:

2017	1 Mile	3 Miles	5 Miles
Population:	5,257	45,686	119,775
Average HH Income:	\$58,609	\$52,756	\$51,654
Employees:	965	13,384	39,804

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

11950 KARCHER ROAD

LOCATED IN A GROWING RESIDENTIAL AREA OF NAMPA



11950 KARCHER ROAD

GREAT LOCATION ALONG MAJOR CANYON COUNTY THOROUGHFARE

