



INVESTMENT OPPORTUNITY

Multi Tenant Retail Building | Idaho City, ID
FOR SALE \$770,000 | ±2,800 SF



This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

5571 N. Glenwood St.
Boise, ID 83714
208 229 2020 tel
naiselect.com



101 Montgomery Street

Idaho City, Idaho 83631

Property Overview

Introducing a fully renovated investment opportunity at 101 Montgomery Street, Idaho City, ID. This ±2,871 SF retail property, built in 1990, and updated in 2022, offers a versatile space for a prospective retail or street retail investor. The well-maintained building boasts ample space for showcasing merchandise, with potential for a variety of retail concepts. With a focus on location and great visibility, this property presents an excellent opportunity for investors seeking a bustling retail environment. Don't miss out on the chance to own a valuable piece of Idaho City's thriving retail landscape. An iconic building in Idaho City.

Offering Summary

Sale Price:	\$770,000
Building Size:	±2,871 SF
Lot Size:	±0.31 acres
Tenancy:	Multiple

For More Information

Greg Picard, CCIM

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2,800 SF | \$770,000

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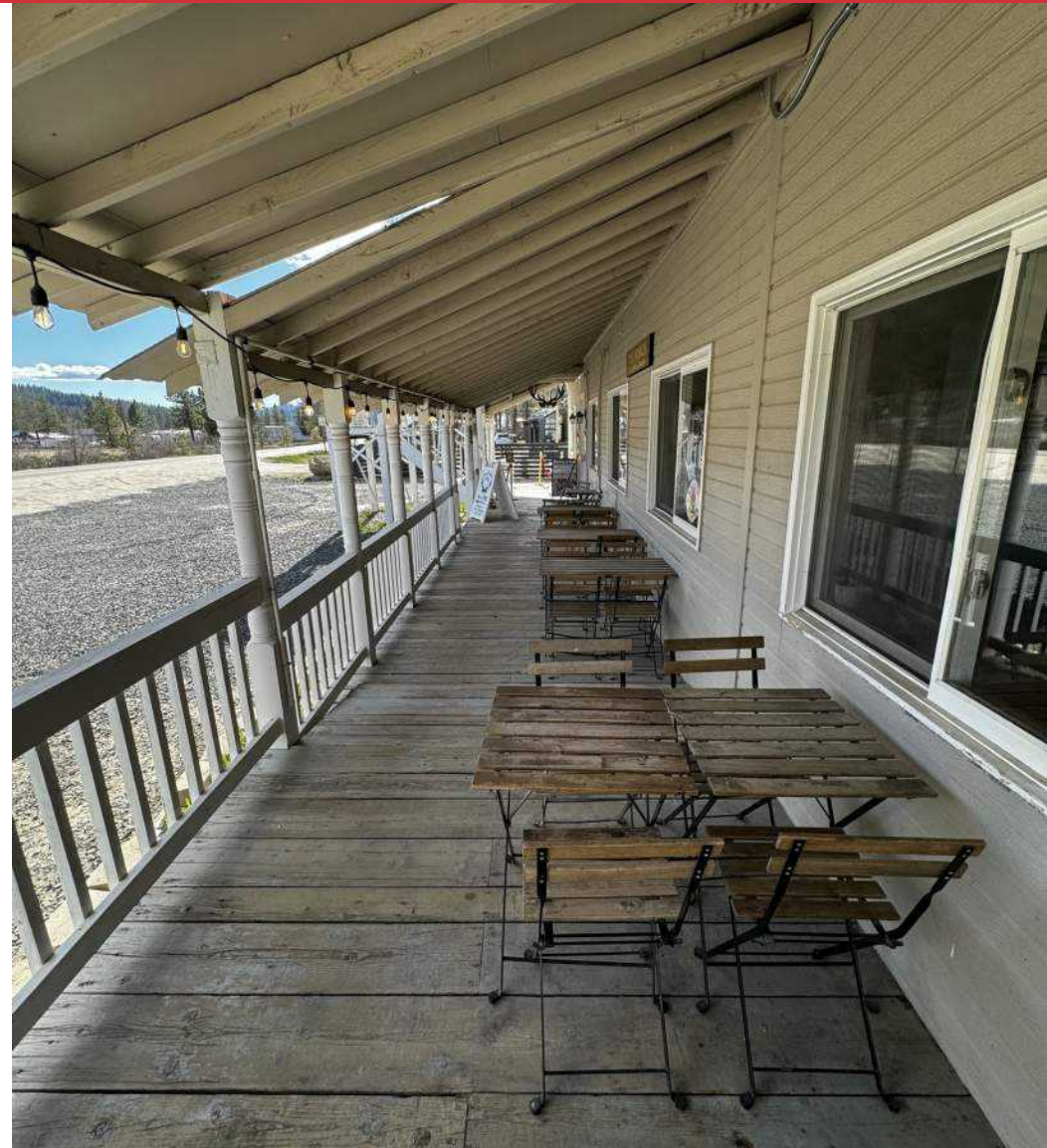
Property Type	Retail / Shop / ADU Rental
Property Subtype	Street Retail
Building Size	±2,871 SF
Lot Size	±0.31 acres
Year Built	1990/2022
Parking Spaces	10-20 surface
Lease Rates	Contact Agent

- ±2,871 SF retail building, featuring ice cream/coffee shop, beauty salon and wine bar
- Built in 1990 and updated in 2022
- Versatile space for multiple retail concepts
- Great visibility for showcasing merchandise
- Prime location for retail investment
- Wrap around deck along front of building
- Ample space for retail operations, with abundance of parking
- All 4 units on separate meters
- Owner carry available



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2 Additional Dwelling Units (Rental)

These quaint upstairs additional units creates a unique opportunity for rental income. Located on the 2nd floor, the studio unit features a full kitchen and bathroom. The single unit features one (1) bedroom, one (1) bathroom, living area, kitchen complete with plenty of countertop space, refrigerator, sink, stove and microwave. Hardwood floors throughout both units, which lead out to the deck, overlooking the beautiful scenery of the Idaho City mountains.

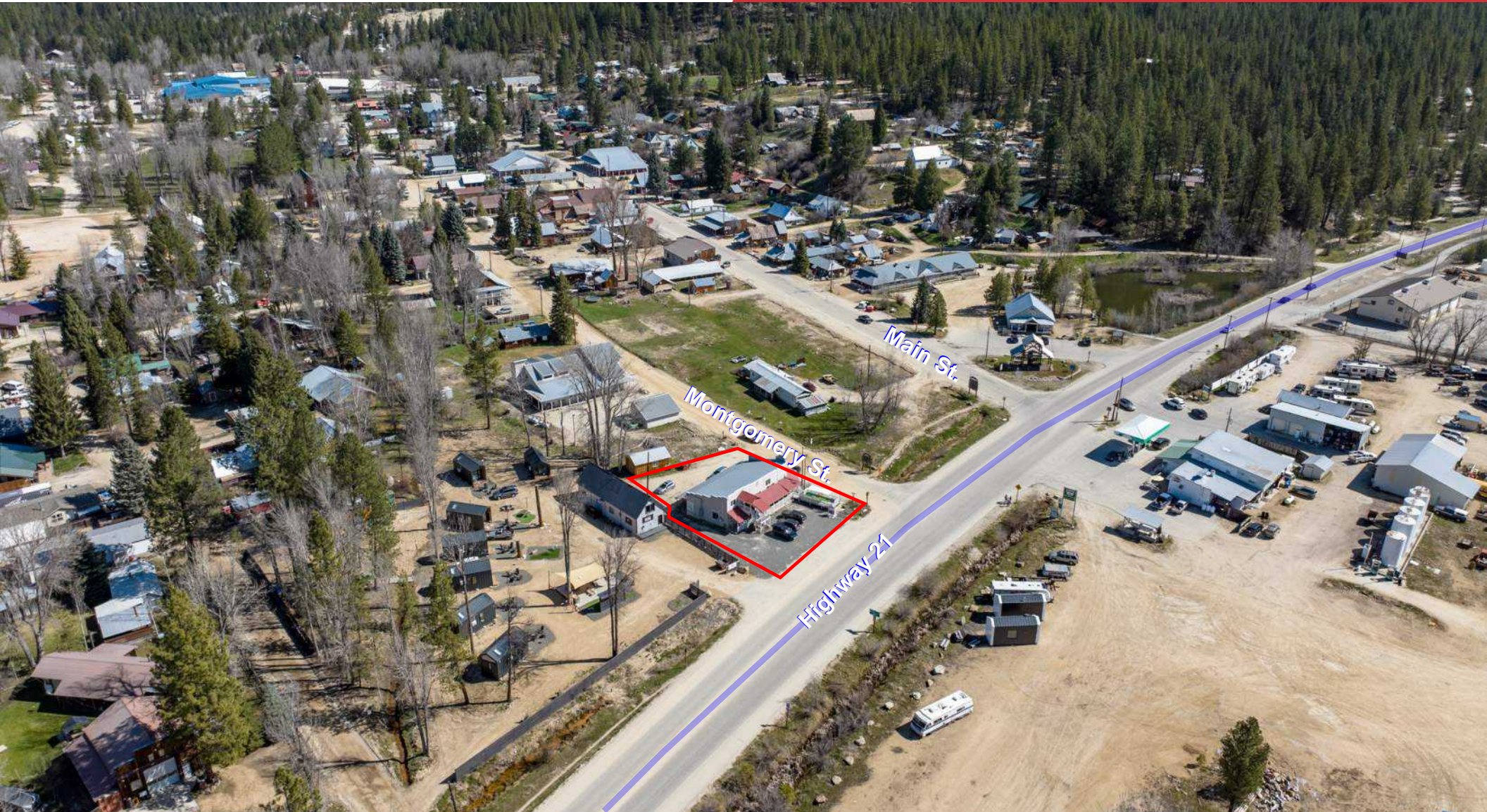
- Occupancy 1-2 guests
- Long/short term rental
- Studio is ± 392 SF
- Single Unit is ± 567 SF
- Rental Income





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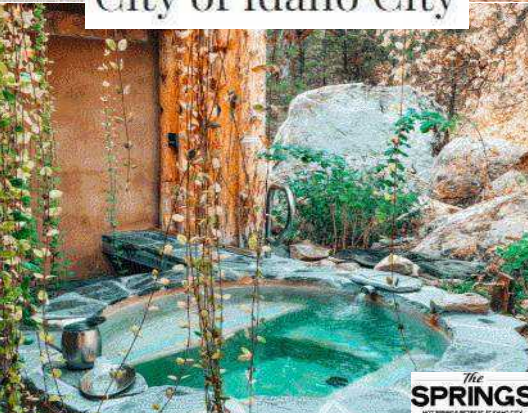


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City of Idaho City



The SPRINGS



THE SMOKE JUMPER

Boom town! When gold was discovered in 1862, Idaho City was built nearly instantly. Originally known as Bannock, Idaho City became one of the largest cities in the Pacific Northwest. It's population quickly swelled to approximately 7,000 with an estimated 25,000 individuals residing nearby. What remained of Idaho City's historic downtown has been preserved over the years. Some buildings date back to the 1860's. While many of the buildings are now newer, Idaho City maintains its historic look downtown. Visiting Idaho City is an amazing look back into the history of Idaho itself. Idaho City Historical Foundation is proud to work to preserve the properties it cares for, for the enjoyment of anyone interested in this history. **Idaho City is a great town to explore, with many unique shops and great restaurants.**

Idaho City is a town in Idaho with a population of 673. Idaho City is in Boise County. Living in Idaho City offers residents a suburban rural mix feel and most residents own their homes. In Idaho City there are a lot of bars, restaurants, and coffee shops. **Many young professionals and retirees live in Idaho City.**

Nearby and adjacent attractions to the subject property include:

The Springs - a Idaho City popular and sold out destination, is a short **45 minute drive from Boise** and about 1 mile from the subject property. This is a premier destination in Idaho City, offering hot spring pools, food & drink, 7 room hotel facility, private hot springs, pools and other amenities.

The Smoke Jumper is a newly constructed tiny-home resort that sits adjacent to the property! The Smoke Jumper resort features a modern, sleek and luxurious feel for its guests. The resort is open 365 days year round. The Tiny Home Resort is unique in that each season offers such different adventures, unique seasonal opportunities and varied activities. **Year-round, Idaho City offers a wide array of activities for visitors.** In the spring and summer, outdoor enthusiasts can enjoy hiking, mountain biking, fishing, camping, and wildlife viewing. History enthusiasts can explore the town's rich heritage. Whitewater rafting, kayaking, and paddleboarding are also available nearby. In the fall, visitors can enjoy vibrant autumn colors, harvest festivals, and fall foliage tours. Winter brings opportunities for skiing, snowboarding, snowshoeing, and snowmobiling, as well as a festive holiday atmosphere. Throughout the year, the town hosts events and festivals, and offers dining options showcasing local flavors. Whether seeking outdoor adventures, historical exploration, or a peaceful retreat, **Idaho City has something for everyone, making it a captivating destination year-round.**

Hiking, Trails, Restaurants and Museums! Idaho City is located in the mountains, there are a lot of hiking options nearby! Just a short hike from the subject property, is the Charcoal Gulch hike and the Buena Vista Loop. If you're a history buff, make sure not to miss the Boise Basin Museum. Inside you'll learn about the rich history of the 19th century, particularly during the Gold Rush era. If you're looking for some down-home Idaho grub, there are a few saloons and restaurants for you to try. Diamond Lil's Steakhouse & Saloon, where you can enjoy delicious food and unique decor. If you're looking for a bit more upscale cuisine, try BoCo Social for fresh fish and steak selections. Another great option is Trudy's Kitchen, where you can order all types of food but save room for their delicious pies. And if you're in the mood for some entertainment, swing by **The Gold Mine Grill & Saloon** to sing your heart out during karaoke night.

If you're a coffee lover, be sure to check out Wallula Coffee. They serve a nice selection of traditional coffee options and sell locally-made souvenirs. For a delightful treat, head over to the newly renovated **Sarsaparilla Ice Cream Parlor**, where you can indulge in a scoop of their ice cream

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Population	1 Mile	10 Miles	30 Miles
	548	1,215	303,226
Average Age	63.4	55.5	40.3
Average Age (Male)	63.6	55.9	39.7
Average Age (Female)	63.0	52.5	40.9
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	9	1,077	132,426
# of Persons per HH	1.0	1.1	2.3
Average HH Income	\$28,533	\$30,012	\$85,396
Average House Value	\$192,659	\$195,964	\$299,743

2020 American Community Survey (ACS)

