

INDUSTRIAL AUTOSHOP WITH SHOWROOM, WAREHOUSE, RESIDENTIAL DWELLING AND BARE LAND FOR SALE

601, 602, 603, & 605 HANNIBAL STREET

CALDWELL, ID 83605

TOK COMMERCIAL
REAL ESTATE

SAM MCCASKILL, CCIM / 208.947.0804 / sam@tokcommercial.com



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OFFERING PRICE

\$1,700,000

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



601 HANNIBAL STREET



602 HANNIBAL STREET



603 HANNIBAL STREET

OFFERING DETAILS

Property Address **601, 602, 603 & 605 Hannibal St.
Caldwell, ID 83605**

Property Type **Industrial Autoshop with
Showroom, Warehouse,
Residential Dwelling
and Bare Land**

Total Building Size	12,174 SF
601 Hannibal (Mixed-Use, Shop)	7,182 SF
602 Hannibal (Auto Shop)	2,484 SF
603 Hannibal (Residential)	2,508 SF

Total Lot Size	1.11 AC
601 Hannibal (Mixed-Use, Shop)	0.37 AC
602 Hannibal (Auto Shop)	0.17 AC
603 Hannibal (Residential)	0.19 AC
Bare Land	0.38 AC

Zoning **C-3, General Commercial**

Sale Price **\$1,700,000**

**RESIDENTIAL PROPERTY CURRENTLY
OPERATES AS VRBO**





- Flexible multi-unit commercial opportunity with a versatile property configuration suitable for a wide range of tenant uses
- Portfolio-style offering across four parcels, providing diversified income and future repositioning potential
- Zoned C-3 General Commercial, offering broad use flexibility and (re)development opportunities
- Centrally located in Caldwell with close proximity to downtown, major arterials, and surrounding residential neighborhoods
- Desirably positioned directly off of I-84 and visibility from freeway on-ramp
- Excess land on-site supports expansion, additional improvements, or future redevelopment
- Well-positioned for owner-user, value-add, or long-term hold investment strategies within a growing Canyon County market



SURPLUS LAND
0.38 ACRES

RESIDENTIAL
2,508 SQ. FT.

AUTO SHOP
2,484 SQ. FT.

MIXED-USE / SHOP
7,182 SQ. FT.

1 MINUTE | 0.2 MILES
TO I-84 ACCESS

N ILLINOIS AVE

E ITHACA ST

N IZTH AVE

HANNIBAL ST

84

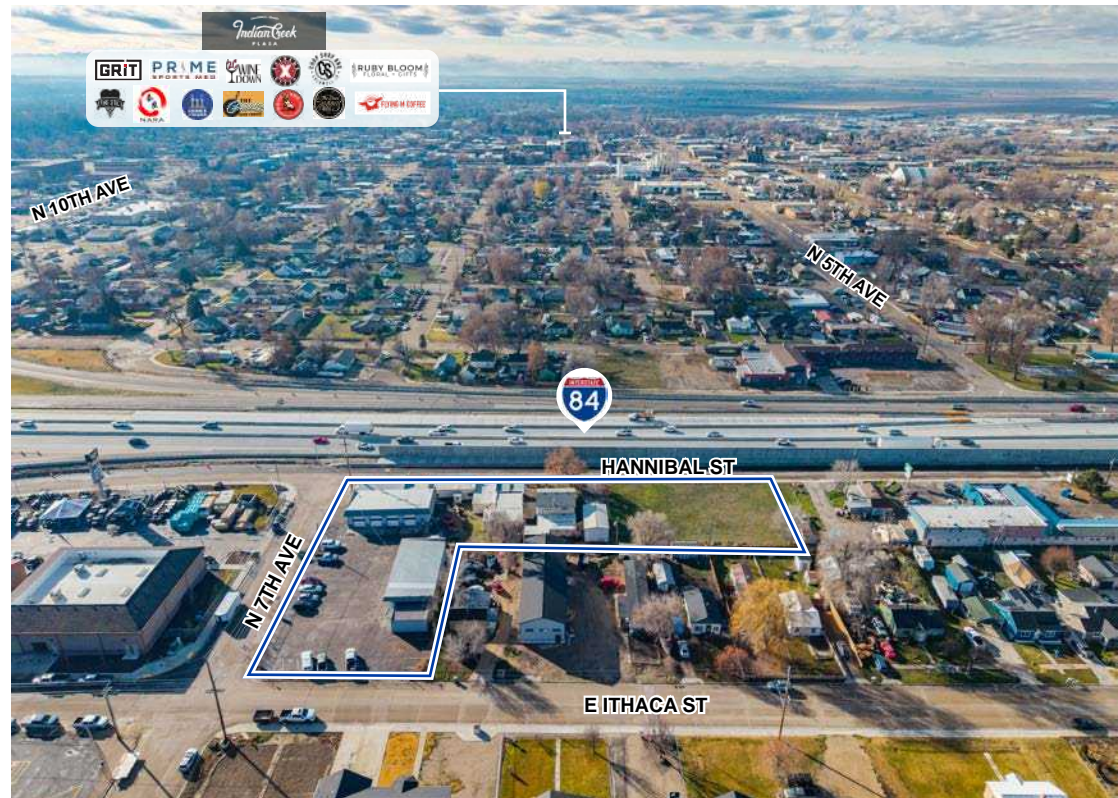
84

56,675 VPD

EXIT 28

TOK

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[5] 601, 602, 603, 605 HANNIBAL ST.

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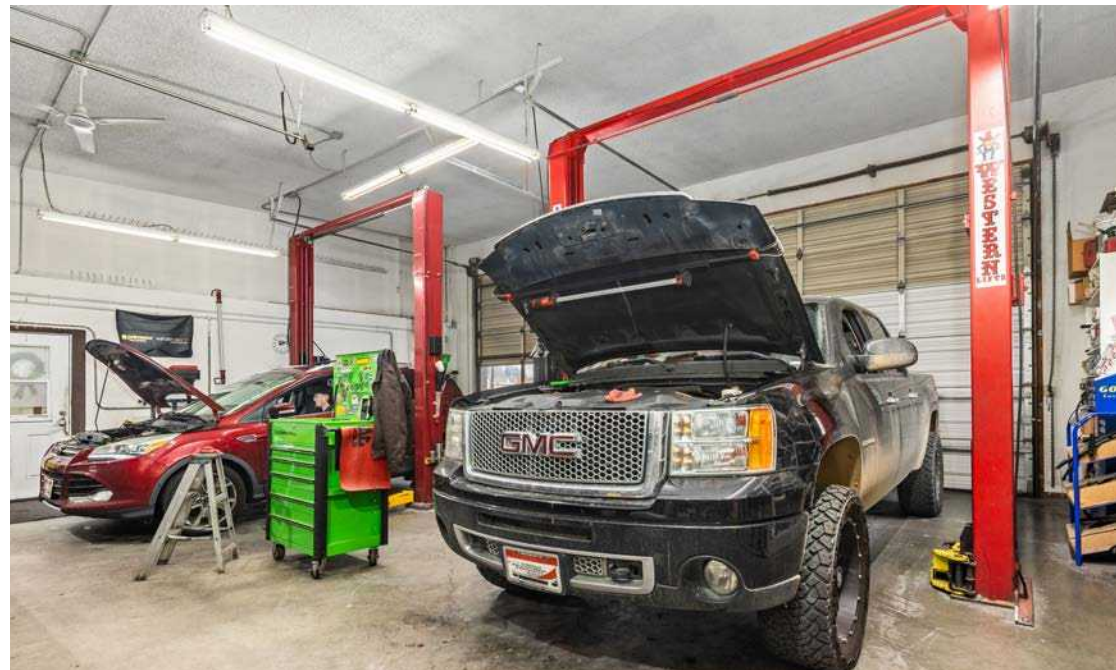
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602 HANNIBAL STREET



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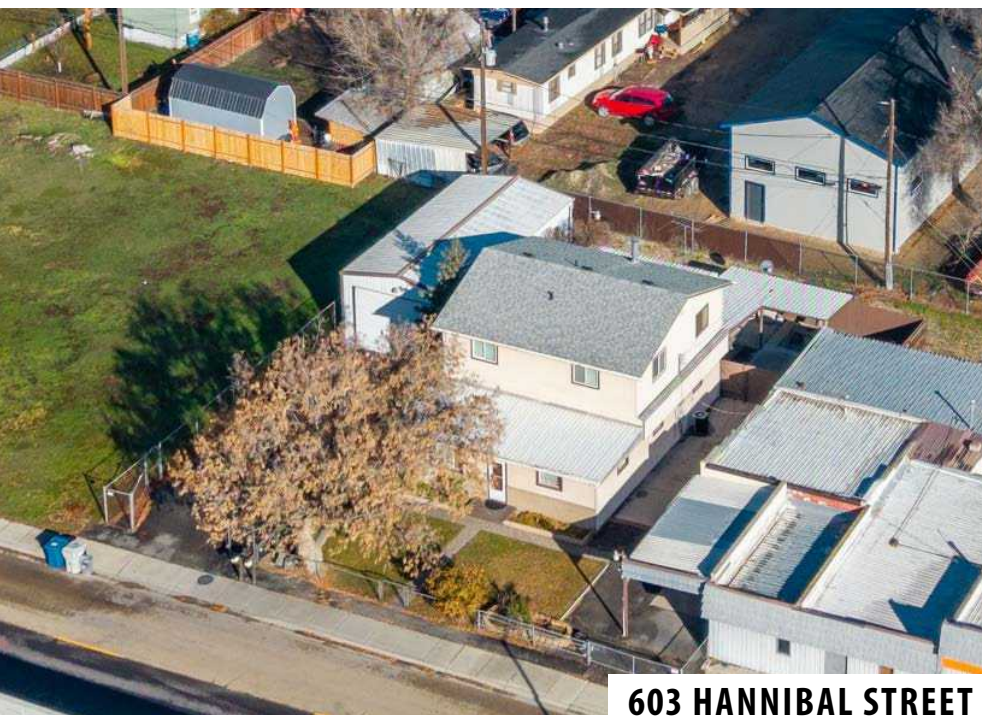
601 HANNIBAL STREET



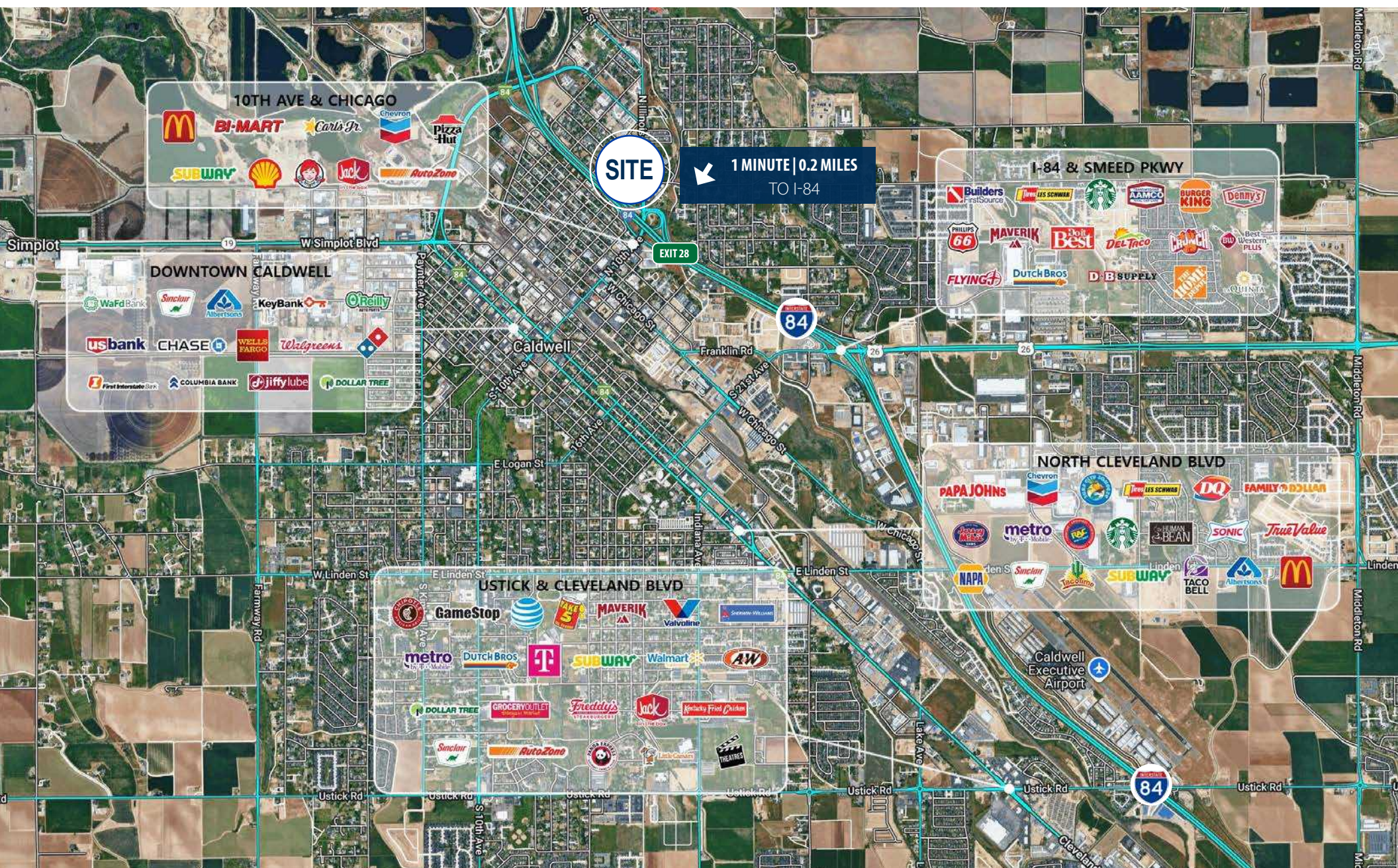
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CLOSE PROXIMITY TO I-84 & CALDWELL SERVICES



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