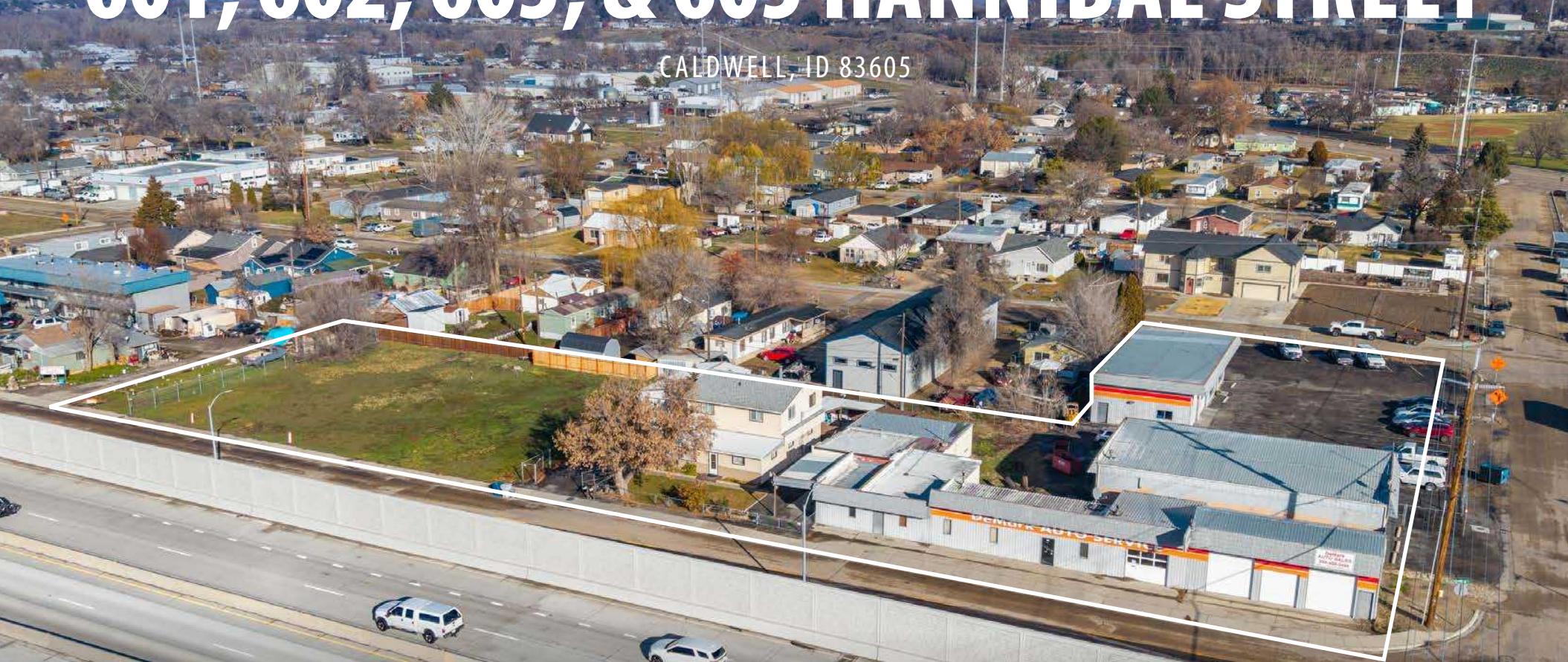


INDUSTRIAL AUTOSHOP WITH SHOWROOM, WAREHOUSE, RESIDENTIAL DWELLING AND BARE LAND FOR SALE

# 601, 602, 603, & 605 HANNIBAL STREET

CALDWELL, ID 83605



OFFERING PRICE

**\$1,700,000**

**TOK** COMMERCIAL  
REAL ESTATE

SAM MCCASKILL, CCIM / 208.947.0804 / [sam@tokcommercial.com](mailto:sam@tokcommercial.com)



SEAN EDWARDS / 208.412.7763 / [sean@tokcommercial.com](mailto:sean@tokcommercial.com)

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## 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	<b>12,174 SF</b>
601 Hannibal (Mixed-Use, Shop)	7,182 SF
602 Hannibal (Auto Shop)	2,484 SF
603 Hannibal (Residential)	2,508 SF

Total Lot Size	<b>1.11 AC</b>
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

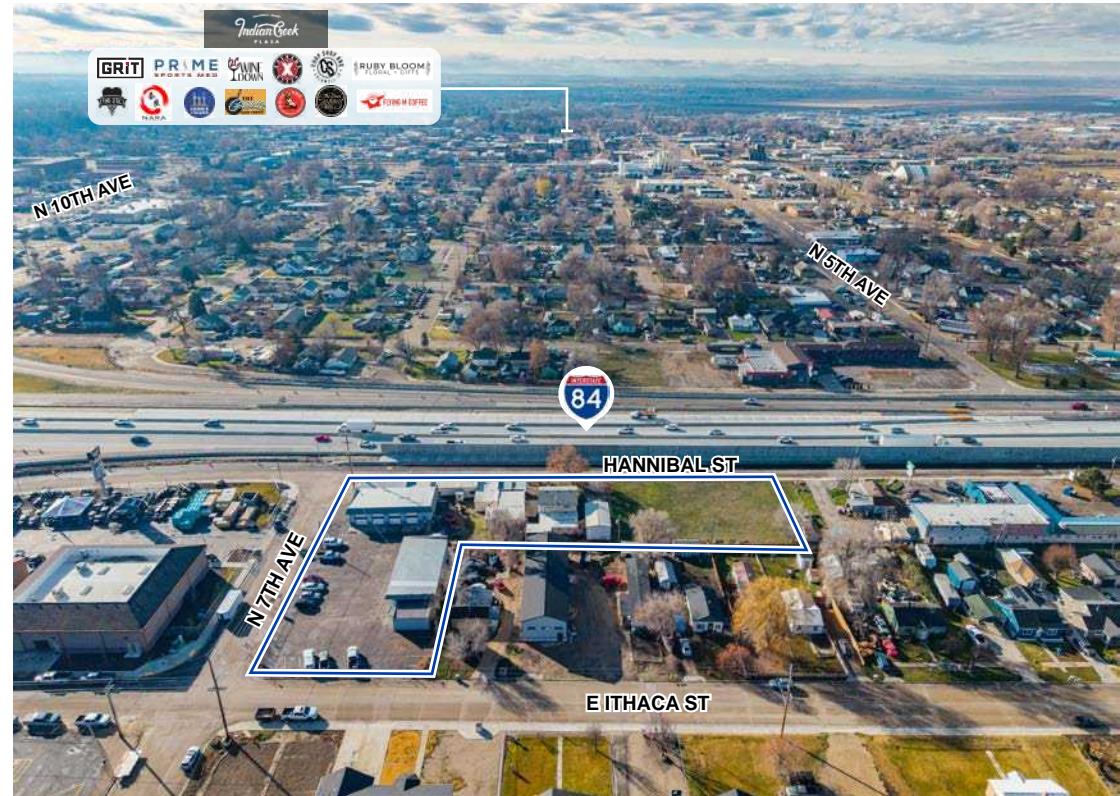
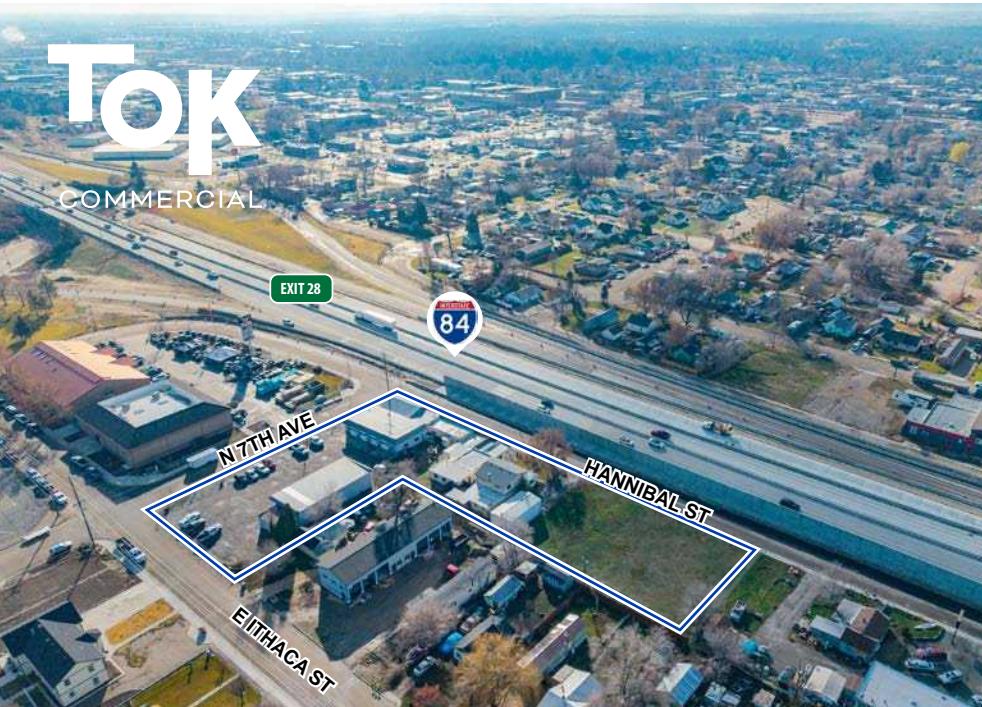


- Flexible multi-unit commercial opportunity with a versatile property configuration suitable for a wide range of tenant uses
- Portfolio-style offering across four parcels, providing diversified income and future repositioning potential
- Zoned C-3 General Commercial, offering broad use flexibility 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



# TOK

COMMERCIAL



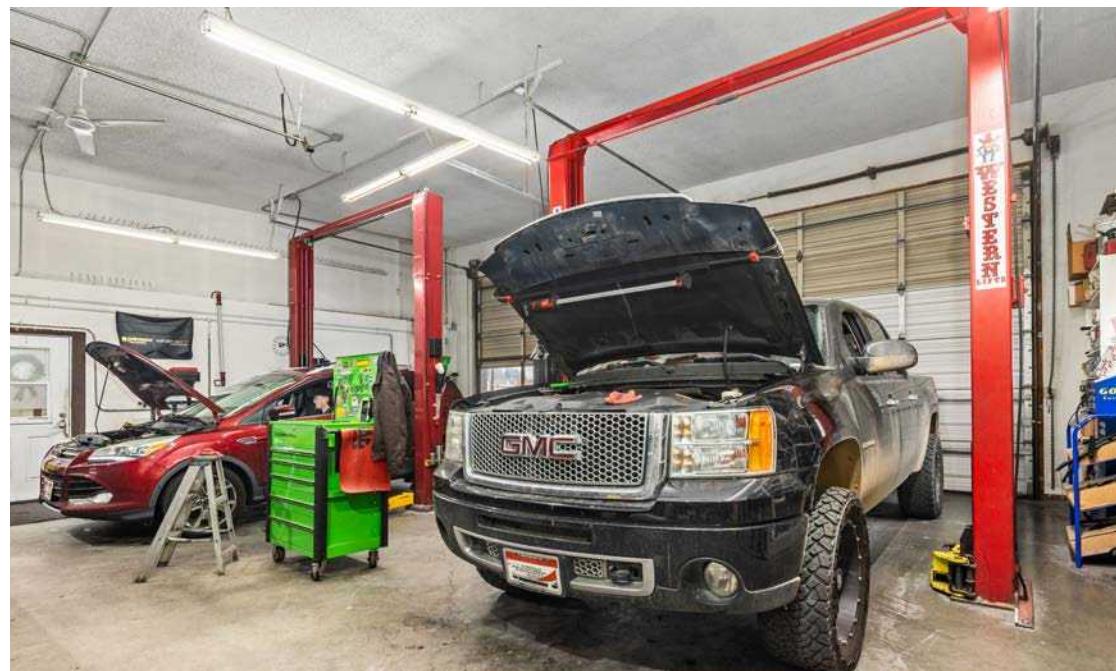
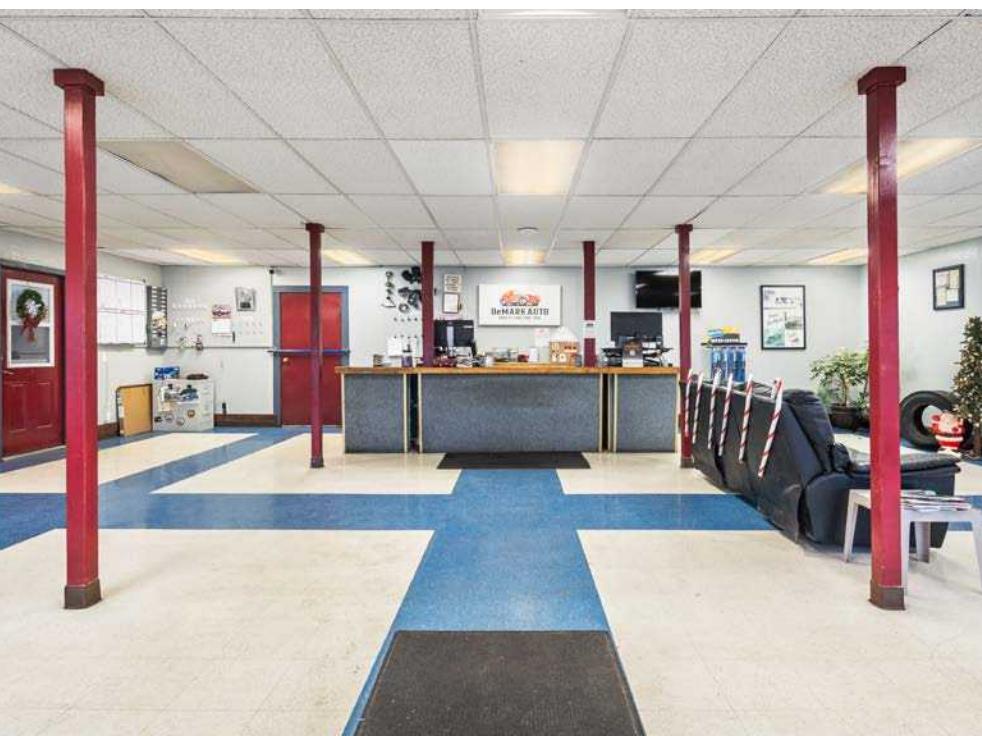
[ 5 ] 601, 602, 603, 605 HANNIBAL ST.

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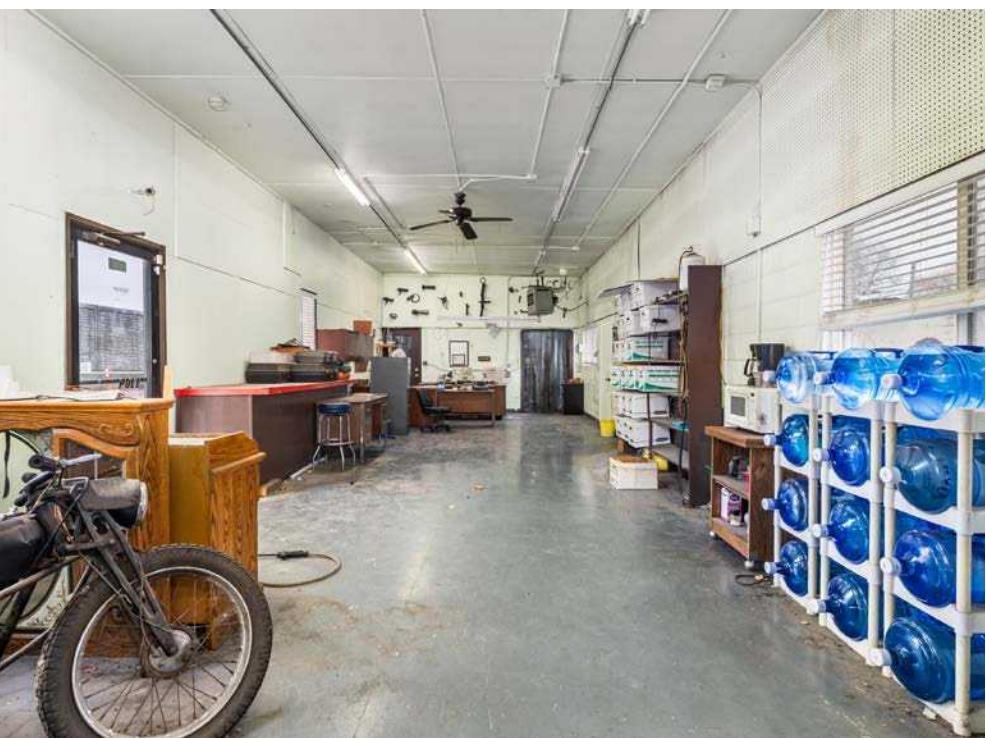


**602 HANNIBAL STREET**





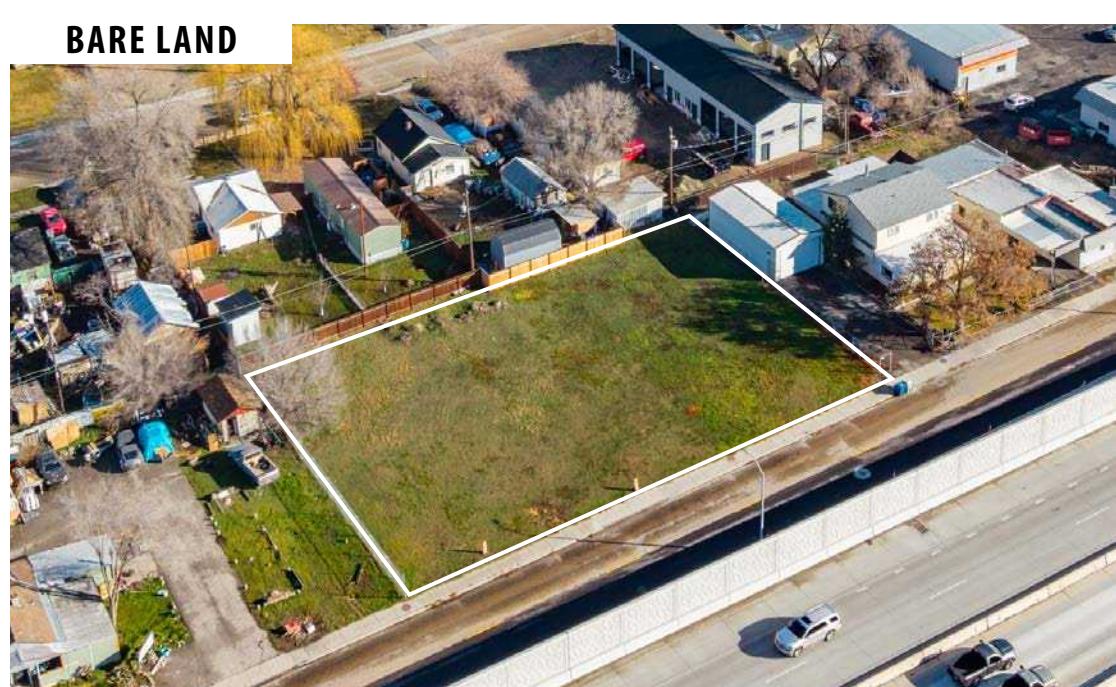
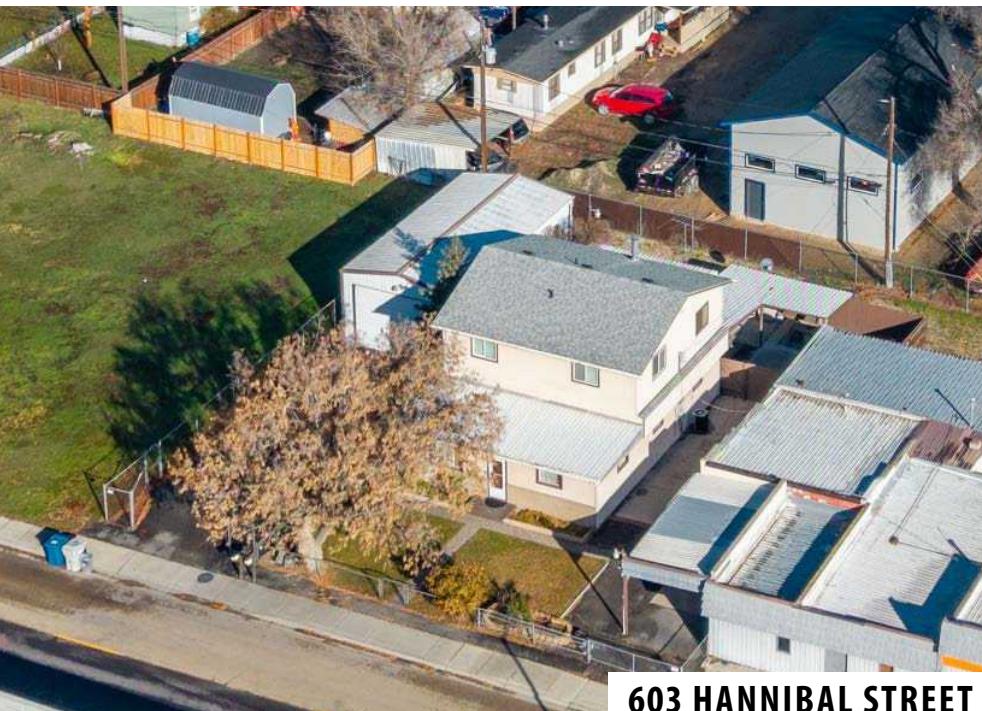
**601 HANNIBAL STREET**



[ 7 ] **601, 602, 603, 605 HANNIBAL ST.**

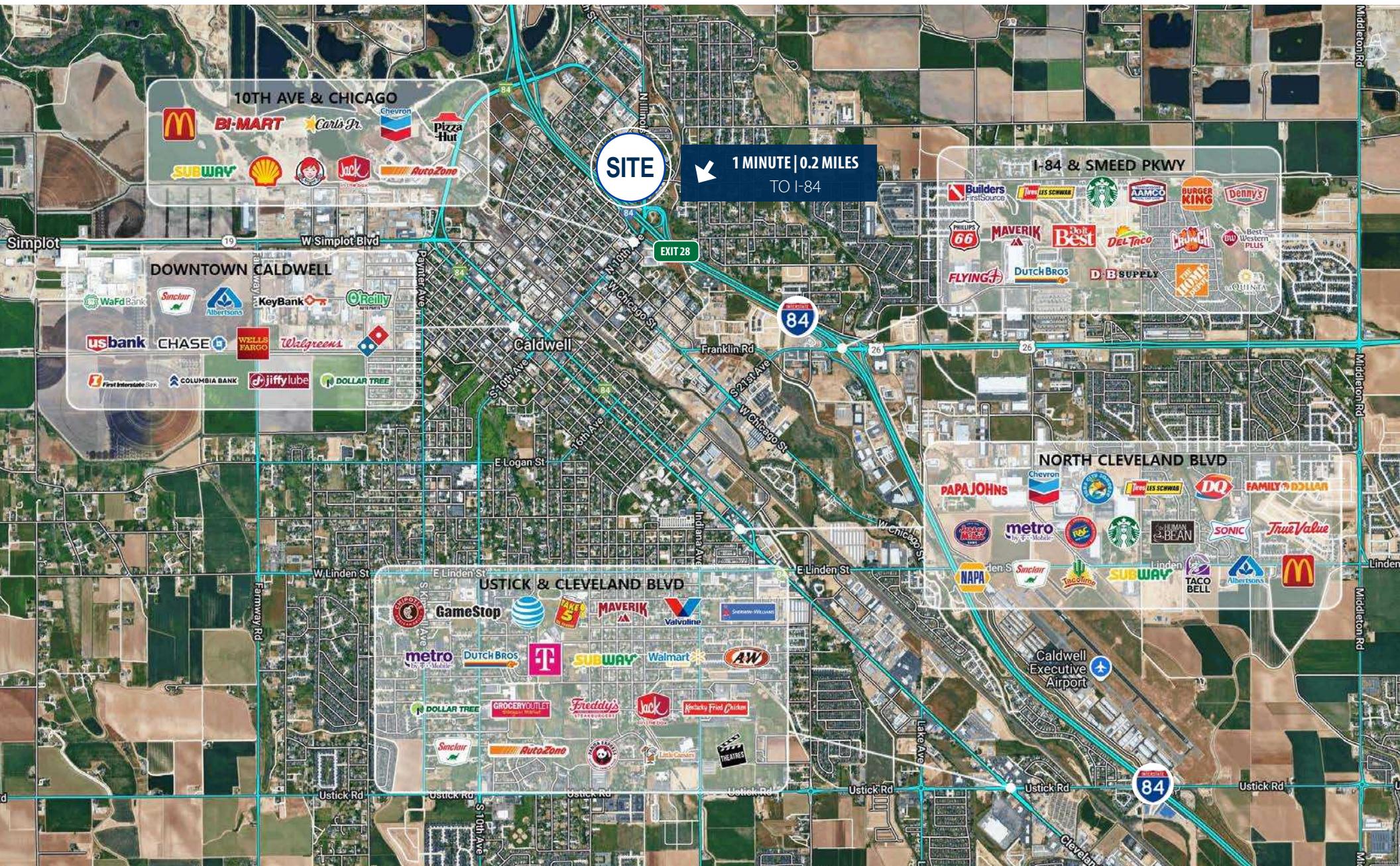
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# CLOSE PROXIMITY TO I-84 & CALDWELL SERVICES

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

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CALDWELL, ID 83605



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