



COMMERCIAL

3760 N CANADA RD

LAND FOR SALE | NAMPA, ID 83646



CONTACT

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HIGHLIGHTS

- Developed industrial parcel, compacted fenced and secure.
- Currently utilized as yard and storage operation.
- The current owner invested \$750,000 in site improvements.
- Rezoned from Rural Urban Transition (RUT) to General Industrial (M-2).
- Offers excellent Industrial Outdoor Storage (IOS) opportunity due to close proximity to I-84 and Hwy 16.
- Compatible adjacent uses with utilities in place.
- Seller to provide shared use of the permanent drive aisle.



DETAILS

- SALE PRICE:** \$3,000,999 | \$12.68 PSF
- LOT SIZE:** 5.43 Acres
- ZONING:** M-2
- SUBMARKET:** Nampa/Meridian



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DEMOGRAPHICS

	1 Mi.	3 Mi.	5 Mi.
POPULATION:	628	24,046	103,616
AVERAGE HH INCOME:	\$115,649	\$103,963	\$118,319
TOTAL HOUSEHOLDS:	175	8,212	36,892

ZONING

In the process of rezoning from Rural Urban Transition (RUT) to **General Industrial (M-2)**

The M-2 zoning permits a broader range of industrial uses, including manufacturing, warehousing, and heavy commercial operations, which are generally more impactful than those allowed in a RUT zone.

