

# TOK

COMMERCIAL

# 3760 N CAN ADA RD

LAND FOR SALE | NAMPA, ID 83646

SHARED DRIVE AISLE

CAN ADA RD

## 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

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





## DEMOGRAPHICS

2025

	1 Mi.	3 Mi.	5 Mi.
<b>POPULATION:</b>	628	24,046	103,616
<b>AVERAGE HH INCOME:</b>	\$115,649	\$103,963	\$118,319
<b>TOTAL HOUSEHOLDS:</b>	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.

USTICK RD

CANADA RD

CHERRY LN

CANADA RD

FRANKLIN RD

NAMPA

