

FOR SALE

Clearwater River

Snake River

±5,360 ADT

±5,360 ADT

±5,360 ADT

±920 ADT

WATERFRONT DEVELOPMENT OPPORTUNITY

101 Beachey St & 411 5th St | Lewiston, Idaho 83501

MARY KIENBAUM

208.770.2589

mary.kienbaum@kiemlehaood.com

PROPERTY OVERVIEW

LEWISTON DEVELOPMENT OPPORTUNITY FOR SALE

101 Beachey St & 411 5th St
Lewiston, Idaho 83501

ADDRESS | 101 Beachey St, 411 5th St Lewiston, Idaho 83501

GROSS LAND SIZE | ±12.463 AC

GROSS BUILDING SIZE | ±17,252 SF Total | 1 Warehouse

PARCEL NUMBERS | 9 Total Parcels

RPL03600060000 | ±1.29 AC | 1 Warehouse

RPL03600040020 | ±2.497 AC

RPL366W0360960 | ±1.53 AC

RPL03600020040 | ±4.54 AC

RPL03600010010 | ±0.396 AC

RPL03600040010 | ±1.036 AC

RPL03600010020 | ±0.689 AC

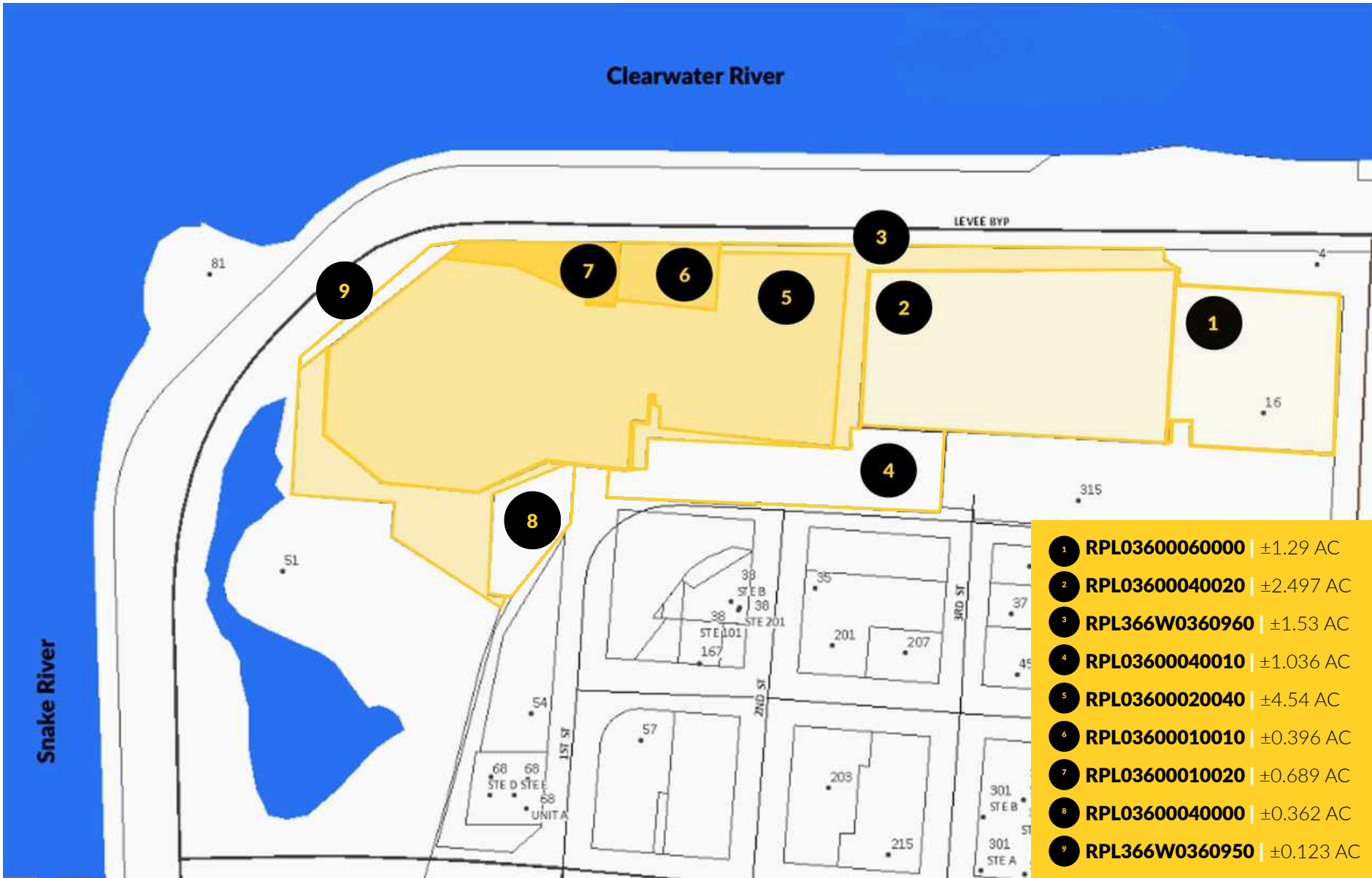
RPL03600040000 | ±0.362 AC

RPL366W0360950 | ±0.123 AC

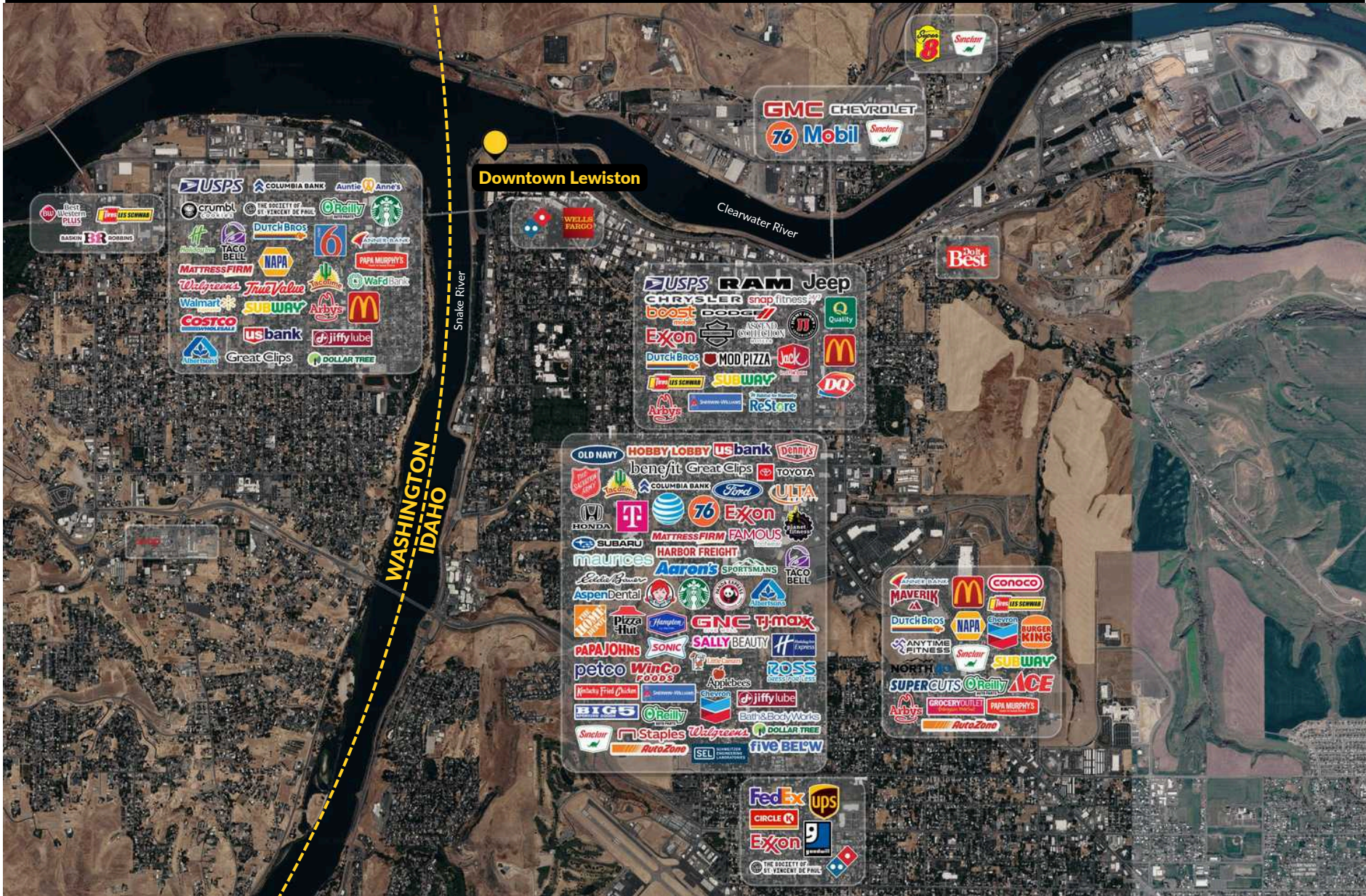
ZONING | FIB (Form and Impact Based Zone)

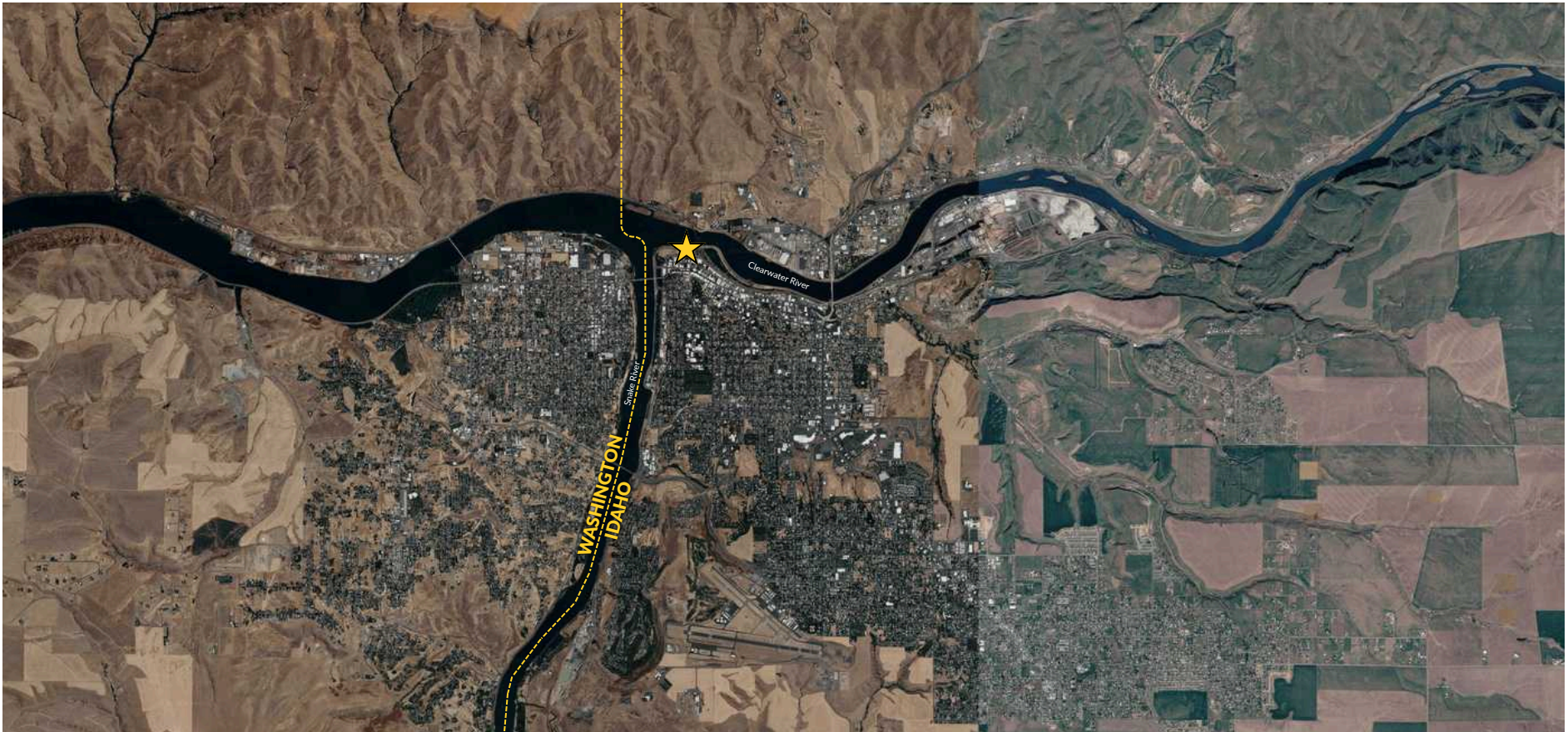


Positioned in Lewiston, Idaho, this ±12.463-acre site is adjacent to the Snake and Clearwater Rivers, offering an exceptional opportunity for multifamily, office, retail and mixed-use development. With close proximity to the highway and within Lewiston's downtown area, the property provides excellent accessibility and prime waterfront views. Located within Lewiston's Urban Renewal District, this parcel is well-positioned for growth, investment, and a variety of commercial uses.



- 1 RPL03600060000 | ±1.29 AC
- 2 RPL03600040020 | ±2.497 AC
- 3 RPL366W0360960 | ±1.53 AC
- 4 RPL03600040010 | ±1.036 AC
- 5 RPL03600020040 | ±4.54 AC
- 6 RPL03600010010 | ±0.396 AC
- 7 RPL03600010020 | ±0.689 AC
- 8 RPL03600040000 | ±0.362 AC
- 9 RPL366W0360950 | ±0.123 AC





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