



For Sale

**333 W. Orchard Ave.
Nampa, ID 83651**

Versatile BC Zoned Commercial Opportunity
on Orchard with Boulevard Visibility



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333 W. ORCHARD AVE

Property Information

PROPERTY HIGHLIGHTS

A versatile 2,282 SF commercial building situated on a 0.38-acre lot in one of Nampa's busiest corridors. Zoned BC (Community Business), this property offers exceptional flexibility for owner-users, investors or redevelopment just off the high-traffic Nampa-Caldwell Boulevard.

- 2,282 SF freestanding commercial building on a 0.38-acre lot
- BC (Community Business) zoning — broad range of permitted uses
- Direct exposure just off Nampa-Caldwell Blvd., one of the city's busiest corridors
- Monument sign with Boulevard visibility
- Up front parking for customers with large overflow lot in the rear
- Forced-air heating and 220-volt electrical service
- Sewer connected
- Frame construction with composition roof
- Owner-user, investor, or redevelopment opportunity
- Established location minutes from major Nampa retail and services

PROPERTY DETAILS

Property Type Retail

Total Building Size 2,282 SF

Land Size 0.38 Acres

Price/SF \$214 PSF

Parking Ample

Property Access [Contact agent](#) to tour property
Do not disturb existing tenant

SALE PRICE

\$488,000.00
\$213.85/SF

POTENTIAL USES



Retail/Showroom



Personal Services
(Salon, spa or barber)



Professional/
Government Office



Bank/Credit
Union



Day-care/
Pre-school



Greenhouse/
Botanical Use



Grocery/
Neighborhood
Market



Dry Cleaner/
Laundromat



Appliance/
Electronics Retail



Auto Sales & Parts



Bed & Breakfast/
Hotel



Animal
Grooming



Church/Religious
Facility

333 W. ORCHARD AVE

Property Location

 [Google Map](#)

 [Street View](#)



Demos	1 Mile	3 Miles	5 Miles
Population	11,062	85,678	161,225
Households	4,291	30,732	55,902
Avg. Income	\$76,286	\$87,295	\$99,453



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