

LEWISTON, IDAHO

COMMERCIAL PROPERTY FOR SALE

1.5 +/- DEEDED ACRES | NEZ PERCE COUNTY, ID | OFFERED AT \$250,000



Corner lot available with versatile zoning and accessible city utilities. Close access to US-12 and just minutes from downtown Lewiston, Idaho. Highly visible off Main Street, just east of the roundabout from US-12 and the Clearwater Memorial Bridge. Located in a general commercial zone (C-4) – allowed uses include but are not limited to business or professional offices, eating or drinking establishments, financial institutions, retail sales and services. Buyer to verify allowed uses with the City of Lewiston.

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OVERVIEW DETAILS

TOTAL ACRES

- Per the Nez Perce County Assessor, 1.5 +/- deeded acres are included in the sale of this asset.
 - » The deeded property consists of one tax parcel. See Exhibit A for associated information.
 - » The total property taxes for 2023 are \$1,010.44.

ZONING

- Per the City of Lewiston's Planning and Zoning Services Division, the property is located in a General Commercial Zone (C-4).

ALLOWED USES

- The allowed uses in a general commercial zone include but are not limited to business or professional offices, eating or drinking establishments, financial institutions, retail sales and services.
- For a complete list of allowed uses, please review the City of Lewiston's Code of Ordinances.

CURRENT STATUS

- The property is currently vacant/undeveloped.

UTILITIES

- Sewer access is located at the corner of 26th and 6th.
- City utilities are located at the street.
- Power adjacent to the property.

STRUCTURES

- There are no structures located on the property or included in the sale of this asset.



