

**CLIENT HANDOUT**



**Type:** Commercial  
**Area:** McCammon  
**Asking Price:** \$447,000  
**Address:** 1105 E Merrill  
**City:** McCammon

**MLS #:** 569981  
**Status:** ACTIVE  
**County:** Bannock  
**State:** ID **Zip:** 83205

**LA:** Steven R Gallafent - 208-220-2002 **DOM:** 343  
**LO:** ReMax Country Real Estate **Prc/Acre:** \$100,000.00  
**Compensation Offered:** BA: 3 **NON:** **Dual/Var:** No  
**Contract Type:** EXL **Buyer Exclusions:** No  
**Sign:** Yes **Agent Owned:** No **Key Box:** Yes **Key Location:** Lockbox  
**List Date:** 2/28/2022 **Expire Date:** 2/28/2023 **Dup. Entry:** No

**Virtual Tour:**  
**General**



<b>Approx. Acres:</b> 4.47	<b>Lot Dimensions:</b>	<b>Parcel #:</b>
<b>Legal Description:</b> See Exhibit A. The East 4.47 acres of Tract C Parcel 1		<b>Subdivision:</b>
<b>Water Shares:</b>		
<b>Improvements:</b>		
<b>Taxes:</b> 3356	<b>Tax Year:</b> 2021	
<b>Elementary School:</b> McCammon	<b>Middle School:</b> Marsh Valley	<b>High School:</b> Marsh Valley
<b>Directions:</b> Take exit 47 from I-15 onto US30W		
<b>Property Exclusions:</b>		

<b>Features</b>		
SHOWING INSTRUCTIONS	<b>Vacant</b>	SUBMIT TO INTERNET <b>Yes</b>
POSSIBLE USE	<b>Commercial</b>	TERMS <b>Cash, Conventional</b>
ELECTRICITY PROVIDED BY	<b>Idaho Power</b>	LOCATION <b>High Traffic, Interstate</b>
ELECTRIC INFO	<b>To Lot</b>	<b>Exit/Access</b>
Price Per SQFT	<b>\$100,000.00</b>	ACCESS ROAD <b>Paved</b>
Agent - Address 1		

<b>Remarks</b>		
Approx. 4.47 commercial acres in McCammon, ID close to I-15/US 30 interchange. High traffic area due to proximity to I-15 and US Hwy 30 leading to Lava Hot Springs, Bear Lake and Wyoming. This parcel has an older building on it that was used as a restaurant.		
<b>How Sold:</b>	<b>Sold Price:</b>	<b>Sold Comments/Concessions:</b>
<b>Closing Date:</b>	<b>SA:</b>	<b>SO:</b>