

CLIENT HANDOUT



Type: Commercial
Area: McCammon
Asking Price: \$205,000
Address: 1105 E Merrill
City: McCammon

MLS #: 569982
Status: ACTIVE
County: Bannock
State: ID
Zip: 83205

LA: Steven R Gallafent - 208-220-2002
LO: ReMax Country Real Estate
Compensation Offered: BA: 3
Contract Type: EXL
Sign: Yes
Agent Owned: No
List Date: 2/28/2022

DOM: 343
Prc/Acre: \$100,000.00
NON:
Dual/Var: No
Buyer Exclusions: No
Key Box: Yes
Key Location: Lockbox
Expire Date: 2/28/2023
Dup. Entry: No

Virtual Tour:
General

Approx. Acres: 2.05	Lot Dimensions:	Parcel #:
Legal Description: See Exhibit A (Tract C Parcel 2)		Subdivision:
Water Shares:		
Improvements:		
Taxes: 2662	Tax Year: 2021	
Elementary School: McCammon	Middle School: Marsh Valley	High School: Marsh Valley
Directions: Take exit 47 from I-15 onto US30W		
Property Exclusions:		

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

Remarks		
Approx. 2.05 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 convenience store. Lots of potential!		
How Sold:	Sold Price:	Sold Comments/Concessions:
Closing Date:	SA:	SO: