

For Sale or Lease

Colliers



523 11th Avenue N.
Nampa, ID 83687

PROPERTY HIGHLIGHTS

- Former coffee shop equipped with drive-thru
- Boasting a daily traffic count over 24,000 VPD
- Corner lot with access to both 11th Ave N & 6th St N
- Previously occupied by a daycare and a pharmacy
- *Contact agent for showing instructions.*

PROPERTY DETAILS

Land Size 0.32 Acres

Building Size 1,828 SF

Parking 10 Spaces

Lease Rate \$19.00/SF NNN

Estimated NNN \$4.50/SF

Asking Price Contact Agent for Pricing

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