



PUBLISHED RESERVE: \$135,000

ASSESSED VALUE: \$342,802

SIZE: 2.35± Acres

ELEVATION: 4,760± Feet

ZONING: Residential/Commercial (RC)

PROPERTY INSPECTION: At Any Time

FINANCING: None – All Cash

DESCRIPTION: This 2.35± acre Commercial Development Site is located in Valley County, Idaho, at the south end of the City of Cascade, approximately 70 miles north of Boise and 30 miles south of the recreational city of McCall. Cascade is the county seat for Valley County and is at the southeast shore of Lake Cascade. The AmeriTitle office building is adjacent to the site. Tamarack Resort, opened in 2004, is located at the northeast shoreline of Cascade Lake. The zoning designation allows for a wide range of commercial uses. Manufactured homes and mobile home parks are also allowed. The property has frontage along Highway 55 (South Main Street) and has all utilities available. The property has an advertising billboard that currently generates approximately \$1,100 annually.

LOCATION: 700 South Main Street, Cascade, Idaho.
Valley County Tax parcel Number RPC00000361990

SEALED BIDS DUE NO LATER THAN 5:00 P.M.,
NOVEMBER 20, 2013



*Please Note:
Sketch
plan is
conceptual
only.
Neither
the Seller
nor its
agents have
submitted
plan or
made any
applications
to a public
agency.*



View south of Highway 55 frontage