

LIVE REAL ESTATE AUCTION!



Friday, October 23rd • 12:00 PM

AUCTION ON SITE: 411 Caldwell Blvd, Nampa, ID 83651

CORBETT AUCTIONS

powered by Homes of Idaho

MINIMUM BID: \$299,000



- **± 2,227 SF main level** with retail/office & flex/warehouse space
- **± 1,200 SF apartment** provides live-work or secondary income options
- **9 Roll-Up Doors & 4,000 SF** of storage space
- **BC Zoning** in a prime location with excellent access to Nampa, Caldwell, & I-84
- **High Traffic Counts** of 29,132 VPD (ITD, 2025)
- **Ample Parking** provides convenient access for patrons
- **Storefront and Pedestal Signage** offer excellent exposure on Caldwell Blvd
- **5% Buyer's Premium** added to the Final Live Bid Price to arrive at the Total Purchase Price on auction day
- **\$30,000 Non-Refundable Earnest Money** due auction day by personal check
- Remainder due in full within **30 days at Closing**
- Seller to provide Standard Title Insurance and 1/2 Closing Escrow Fee
- Please conduct all due diligence/inspections prior to bidding
- Property sold **“as-is, where is”**, with no contingencies to the highest bidder exceeding the Minimum Bid
- **CALL TODAY!**

ALL PRE-AUCTION OFFERS ARE ENCOURAGED AND WILL BE PRESENTED!

ALL PRE-AUCTION OFFERS WILL BE CONSIDERED! MINIMUM BID: \$299,000

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