



**PUBLISHED RESERVE:** \$49,500

**LAST ASKING:** \$135,000

**SIZE:** 2.35± Acres

**ELEVATION:** 4,760± Feet

**ZONING:** RC - Residential/Commercial

**PROPERTY INSPECTION:** At Any Time

**FINANCING:** None – All Cash

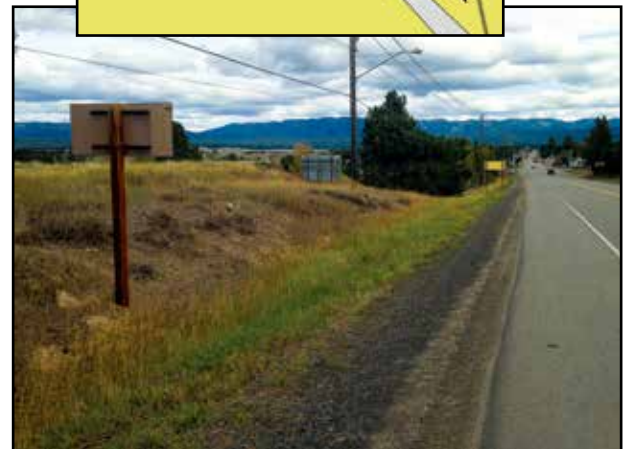
**DESCRIPTION:** This 2.35± acre Commercial Development Site is located in Valley County, Idaho at the south end of the City of Cascade, approximately 70 miles north of Boise and 30 miles south of the recreational city of McCall. Cascade is the county seat for Valley County and is at the southeast shore of Lake Cascade. The AmeriTitle office building is adjacent to the site. Tamarack Resort, opened in 2004, is located at the northwest 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., MAY 21, 2014**



*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*