

Rare Commercial/Residential Opportunity



\$229,000

An extraordinary property with numerous possibilities. Large commercial building offers cozy living quarters upstairs, retail store downstairs with Highway 93 exposure, and a **GREAT BIG SHOP! Plus**, attractive mobile unit (unattached) - perfect for additional income or as a mother-in-law quarters! Nearly 3 acres, with corrals for horses and plenty of room to expand! Currently a 2nd hand store, owner says the listed price takes the inventory!



With ample room to showcase any type of product, the store has Highway 93 frontage for excellent exposure. Owner has been operating a successful 2nd hand store/consignment shop for the past two years. Save on your energy bill with the large Blaze King wood stove which heats the store, and also the upstairs. This cute bath is located at the back of the store.

Ample parking out front.





This handy kitchen is located on the main level with the dining area off to the side. The large pantry adds lots of storage.

The newly remodeled bathroom is also on the main level along with the utility area for the washer and dryer.





Upstairs offers a comfortable, cozy living room.



The upstairs master bedroom is quite spacious, with a wonderful walk-in closet!



Also on the upper level is a cozy guest bedroom. The owner indicates some furniture items can stay.





A large portion of the upper level is this wonderful storage area. The central heating and air conditioning unit is found here.



The shop is huge, big enough for several cars. It is heated by the large wood burning stove at the back. There is even a nice office area. The possibilities are endless with this spacious facility.



Outside, the property features horse paddocks and corrals. The small camper remains with the property and is perfect as a tack shed!

This lovely park model mobile is an added plus to this already unique property! Perfect income potential, or an excellent Mother-In-Law or guest quarters! Very clean and cozy!



Other Information:

Legal Description: Tract 74-71, Sec 28, T14N, R19E
Tract description available from listing broker

Address: 24737 Highway 93, Challis, ID

Included items are negotiable. Owner would consider leaving some furnishings and the store inventory can remain with an offer at the listed price.

Stackable washer and dryer for mobile is included.

Central heating and air conditioning

Shop area is 83 x 40

Park model mobile has central air, 1 bedroom with additional sleeping area (2 sleeper sofas)

Oversized door at back of shop

Situated on over 2 acres

