

FORMER JOY'S AUTO CLINIC FACILITY

609 E Homedale Road - Caldwell, Idaho



**Residence at 619 E Homedale Rd available separately

SALE PRICE

\$425,000

PROPERTY INFORMATION

Land: +/-1.13 Acres +/-49,223 SF
Buildings: 2-bay Service Shop +/-2,375 SF
Service Garage +/-868 SF
Storage Shed +/-180 SF

LOCATION DETAILS

- Former Joy's Auto Clinic established in 1962 including service shop, service garage and storage shed
- Auto clinic assets available for Owner/User (click [here](#) for Asset List)
- Shares well with residence next door at 619 Homedale

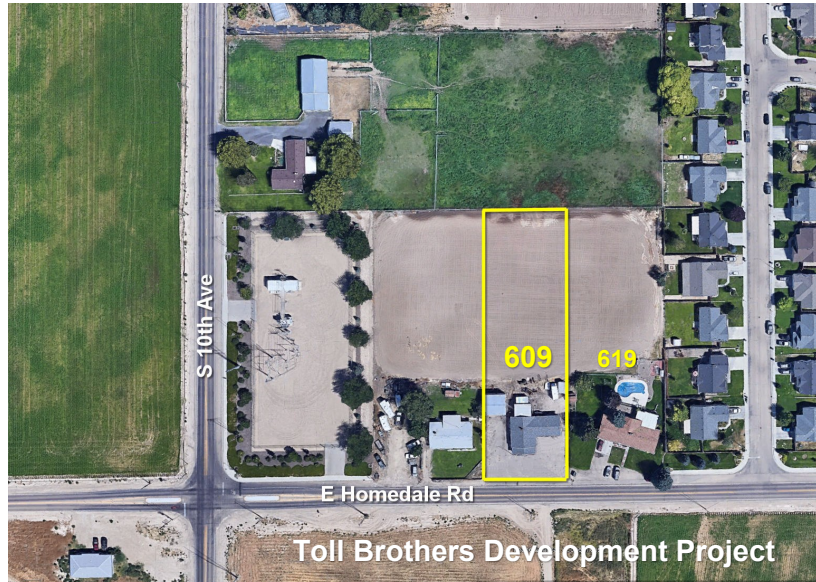
ZONING

Canyon County Agricultural Zoning (operated as an auto repair shop since 1962)

STRATEGIC DEVELOPMENT PARCEL

- City of Caldwell Comprehensive Plan has 609 and 619 Homedale Rd and adjacent parcels to north and west identified as Commercial (other zonings could be sought with annexation application)
- Annex into the City with your preferred Zoning to develop the total acreage of 609 and 619 Homedale Rd

OWNER / USER POTENTIAL FOR LIVE / WORK LOCATION



3,504 SF meticulously maintained custom built home next door at 619 E Homedale is **available separately for \$449,000

Click [here](#) to view Marketing Profile of residence

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