

Property Description:

3 contiguous lots at roughly 1.049 acres
Located at the corner of Main and River
Streets in the Downtown section of
Ketchum, ID

Land Area:

260 E River St - .148 acres
280 E River St - .126 acres
251 S Main St - .715 acres

Frontage:

Along east side of E River Street and
the south side of S Main Street

Zoning:

T, Tourist District

Annual Net Operating Income:

\$41,000 (e)

Gross Rents:

\$109,000 (e)

Future / Expected Use:

Commercial Development

Comment:

Rental income is expected to continue
pending eventual commercial
development

Ketchum, Idaho

Excellent commercial development potential

\$3,500,000



260-280 E River Street & 251 S Main Street

Property is located in a prime area that is highly visible to all incoming Sun Valley/
Ketchum traffic.

The three contiguous parcels have existing improvements with 92% leased as of
June 2009.

260 E River Street

Wood frame, single-story, one-bedroom residence with detached garage. Convenience
store management company leases this space (Leasable space: 800 s/f)

280 E River Street

Single-story building with daylight basement. Leased to a real estate office
(Leasable space: 1,800 s/f).

251 S Main Street

Multi-tenant building leased to various office-use tenants (Leasable space 6,528 s/f)

Financing available to qualified buyers subject to Idaho Banking Company credit
approval

All information is deemed reliable but not guaranteed and should be independently
verified



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