

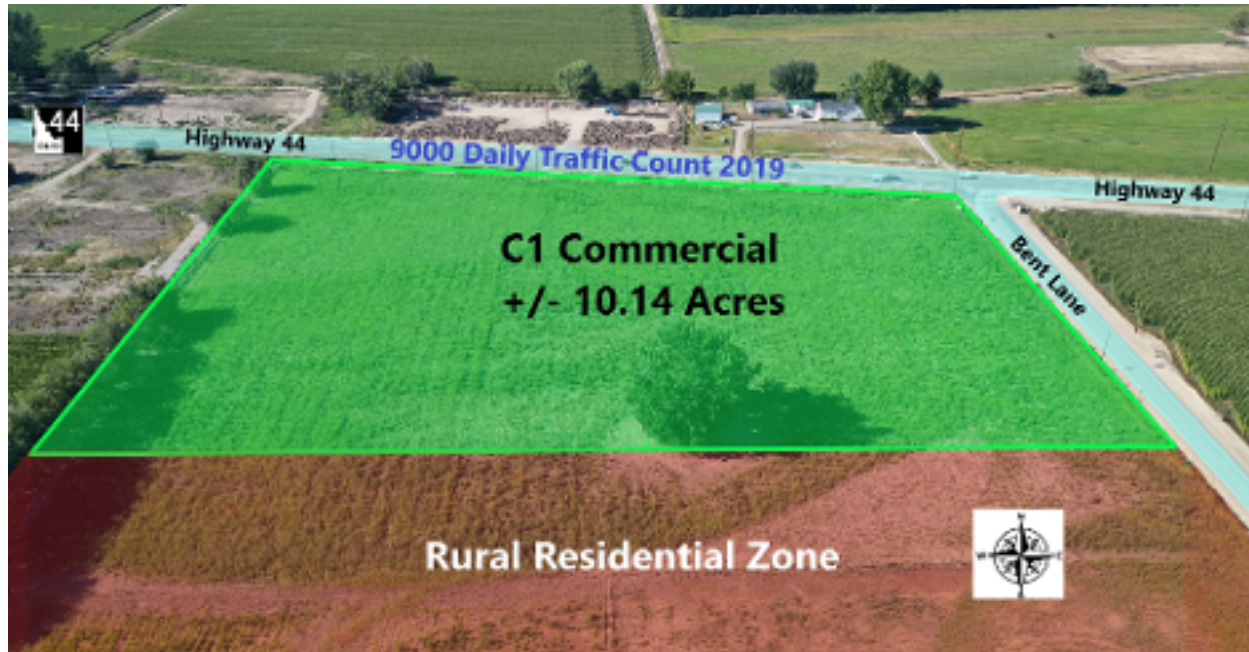


# WHITE BARN REAL ESTATE

Mills & Co. Realty Inc.

## C1 Commercial 10.14 Acres!

TBD Bent Lane, Star Idaho 83669



**Location:** From Star Rd and Hwy 44, W 1.2 Miles on Hwy 44 to Bent Ln. Turn S, property on SW Corner of 44/Bent.

### Property Details:

- **Flood Ins Req:** Yes
- **Irrigation District:** Yes
- **Irrigation Name:** Middleton Irrigation
- **Land Use:** Single, Commercial, Retail, Office

**Asking Price: \$1,111,000**

**Size:** 10.140 Acres

### Property Description:

Excellent opportunity to Purchase approximately 10.14 acres of Prime C1 Commercial Real Estate. 825 ft. of Highway 44 frontage. Adjacent to Electrical, Natural Gas, Fiber Optic, Sewer and Water Utilities. Possibility of using Water and Sewer without Annexing into City of Star. Currently under Canyon County Jurisdiction. Proposed Well and Septic also could also be an option. Lots of possible uses including Assisted Living Facilities, Hotels, Hospitals and Clinics, Retail Shops, Offices, Restaurants and more!

### Agents:

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