

672 WASHINGTON STREET

Montpelier, ID 83254

3,374 SF Building / For Sale / Contact Agent for Pricing



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OVERVIEW

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PROPERTY HIGHLIGHTS

ADDRESS	672 Washington Street, Montpelier, ID 83254
SALE PRICE	Contact Agent
PARCEL ID	RPM4640003006C
BUILDING SIZE	3,374 SF
LAND AREA	0.61 Acres (26,519 SF)
ZONING	Commercial (retail)
PARKING	Ample Onsite and Street parking
BRANCH CLOSE DATE	April 17, 2025
SHOWINGS	By Appointment Only

LISTING FEATURES

- Prime location on the corner of Washington St/U.S. Route 89 and S. 7th Street in Montpelier, Idaho - [Google 360 View](#)
- Designated parking lot & drive through
- Potential use for office, retail, or future redevelopment
- Located along major thoroughfare and surrounded by several retailers, restaurants and other professional services
- Direct access to U.S. Routes 89 & 30





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AERIAL MAP

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Estimated Population	2,616	2,927	3,267
2029 Projected Population	2,728	3,054	3,408
HOUSEHOLDS			
2024 Estimated Households	1,038	1,165	1,273
2029 Projected Households	1,076	1,208	1,321
2024 Est. Average HH Income	\$82,513	\$82,954	\$82,908
2029 Est. Average HH Income	\$93,954	\$94,669	\$94,593
BUSINESSES / EMPLOYEES			
Total Businesses	130	166	174
Daytime Population/Employees	976	1,217	1,279

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING, ESRI FORECASTS FOR 2024 AND 2029. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY

