



FOR SALE

165 S. MAIN STREET

Aberdeen, ID

3,569 SF

LISTING HIGHLIGHTS

Sale Price: \$550,000.00

Building Size: 3,569 SF

Lot Size: 0.4 Acres

Parcel ID #: PP9035500

LISTING FEATURES

Double Lane Drive-Thru

Private Parking Lot

Great Monument Signage on Main Street

Potential Income with ATM Leaseback



LOCATION MAP



PRIME COMMERCIAL PROPERTY FOR SALE IN ABERDEEN, ID

165 S. Main Street | Aberdeen, Idaho

Positioned prominently along **Main Street in Aberdeen**, 165 S. Main Street presents an excellent opportunity to acquire a well-located commercial property with strong visibility, convenient access, and multiple income-generating possibilities.

The **3,569 SF building** sits on approximately **0.40 acres** and features a **double-lane drive-thru**, making the property well-suited for a variety of retail, food service, financial, or service-oriented users. A dedicated **private parking lot** provides convenient customer and employee parking, while prominent **monument signage along Main Street** offers excellent visibility and exposure to passing traffic.

The property also presents an opportunity for **additional income through an ATM leaseback**, providing a potential supplemental revenue stream for the new owner.

CONTACT INFORMATION

Braydon Torres

Associate
Office | Capital Markets
+1 208 207 9485
braydon.torres@cushwake.com

Bree Wells

Director
Office | Capital Markets
+1 208 287 9492
bree.wells@cushwake.com

Jennifer McEntee

Senior Director
Office | Capital Markets
+1 208 287 9495
jennifer.mcentee@cushwake.com

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