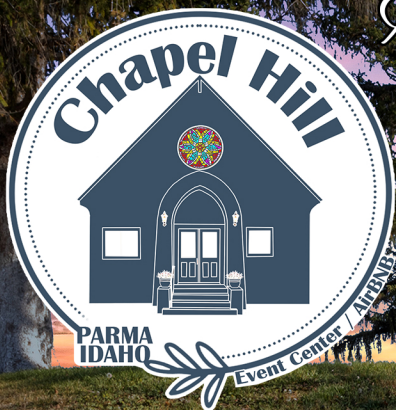


*Timeless Beauty, Endless Possibilities,
A Venue Like No Other*



BUSINESS OPPORTUNITY
712 N 4th ST, Parma, Idaho **MLS #98968962**

Micro Wedding Venue

- Perfect size for Intimate Weddings (up to 60 guests)
- Strong Demand for Small-Scale, All-Inclusive Venues
- Potential Dual Income (Lodging & Events)
- Conditional Use Permit Obtainable
- SBA Loan Fundable
- Included in sale:
 - Micro Wedding Venue Business Plan
 - 5-Year Financial Projections - Venue Only/All-Inclusive
 - Professional Marketing Deliverables
 - Logo & Branding
 - Domain Name
 - DBA Business Name
 - Website
 - Marketing Deliverables
 - Code Updates Identified and Estimates Included

\$680,000

Projected CAP Rate
Can be in Excess of 20%

Airbnb/Mid-Term/Short-Term Rental

- Separate Apartment Create Unique Wedding/Accommodation
- Potential for Dual-Income Property (Lodging & Events)
- Travel Nurse or Professional Mid-Term Housing
- Airbnb Package with Area Wine Tours

Multi-Family or Multi-Generational Living

- Two Rentable Units - Upstairs 1 bd/2ba
- Loft can be converted to a 2nd Bedroom with skylight egress
- install and closet addition
- Basement w/Separate Entrance Includes 3 bd/1 ba Apartment
- Separate Living Quarters for Family or Guests
- Ideal for Multi-Generations Family Living
- Live/Work Opportunity



FOR SALE
208-350-9746

Silvercreek
REALTY GROUP

Tracy Volpi

REAL ESTATE
CONSULTANT

