

# \$1,999,990 - 2813 S Indiana, Caldwell

MLS® #98931163

**\$1,999,990**

4 Bedroom, 2.00 Bathroom, 2,208 sqft  
Residential on 3.89 Acres

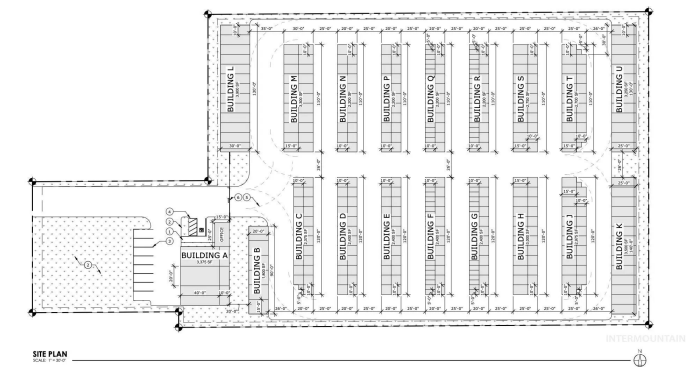
0 Not Applicable, Caldwell, ID

Discover an extraordinary investment opportunity on 3.89 acres in the heart of Caldwell, fully approved and ready to break ground. This shovel-ready development is designed for maximum revenue generation with 419 enclosed storage units, 3 versatile flex units, and an on-site house—perfect for a manager's residence or office. The diverse unit mix caters to personal, business, and specialty storage needs, ensuring high demand in a rapidly growing area. Projected to generate an impressive \$473,000 in annual revenue at 80% occupancy, this property offers exceptional income potential in the thriving storage industry. With all approvals in place, you™ll save time and effort, accelerating your path to profitability. Strategically located in Caldwell, a city experiencing robust growth and rising demand for secure, convenient storage, this property offers investors a rare chance to own a high-performing asset. Contact us today for full details and seize this unparalleled development opportunity!

Built in 1900

## Essential Information

MLS® #	98931163
Price Per SQFT	\$906
Bedrooms	4
Bathrooms	2.00
Square Footage	2,208



Acres	3.89
Year Built	1900
Type	Residential
Sub-Type	Single Family w/ Acreage
Status	Active

### **Community Information**

Address	2813 S Indiana
Area	Caldwell SW - 1280
Subdivision	0 Not Applicable
City	Caldwell
County	Canyon
State	ID
Zip Code	83605

### **Amenities**

Golf Course	N
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### **Interior**

Stories	Two Story w/ Below Grade
Primary On Main	Yes

### **Exterior**

Lot Description	1 - 4.99 AC
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### **School Information**

District	Caldwell School District #132
Elementary	Washington (Caldwell)
Middle	Jefferson
High	Caldwell

### **Additional Information**

Date Listed	December 12th, 2024
Days on Market	203
Property Taxes	\$3,244
Tax Year	2023
Office	Mountain Realty
Contact Info	pdoughty@idahomountainrealty.com

### **Listing Details**

Listing Office

Mountain Realty



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Listing information last updated on October 15th, 2025 at 12:03am MDT