

\$1,350,000 - 12400 Hwy 44, Middleton

MLS® #98940234

\$1,350,000

2 Bedroom, 1.00 Bathroom, 1,200 sqft

Residential on 1.50 Acres

Hawthorn, Middleton, ID

Prime 1.5-Acre Commercial Lot with Highway Frontage in Middleton, ID! Seize this rare opportunity to own 1.5 acres of prime real estate with high visibility and easy access along a major highway in Middleton, Idaho. This versatile property is ideal for commercial development, retail, or investment opportunities. With high traffic counts and excellent exposure, your business will thrive in this growing community. Don't miss out! Schedule a viewing today and make your vision a reality!

Built in 1910

Essential Information

MLS® #	98940234
Price Per SQFT	\$1,125
Bedrooms	2
Bathrooms	1.00
Square Footage	1,200
Acres	1.50
Year Built	1910
Type	Residential
Sub-Type	Single Family w/ Acreage
Status	Active

Community Information

Address	12400 Hwy 44
Area	Middleton - 1285
Subdivision	Hawthorn



City	Middleton
County	Canyon
State	ID
Zip Code	83644

Amenities

Utilities	Electricity Connected, Cable Connected, Broadband Internet
Parking Spaces	1
Parking	Detached, RV Access/Parking
# of Garages	1
RV/Boat Parking	Yes
Horses	Yes
Golf Course	N

Interior

Interior Features	Bed-Master Main Level, Family Room, Tile Counters
Appliances	Electric Water Heater, Dishwasher, Microwave, Oven/Range Freestanding, Refrigerator, Washer, Dryer
Heating	Electric, Wall Furnace, Wood, Ductless/Mini Split
Cooling	Ductless/Mini Split
Fireplace	Yes
Fireplaces	One, Wood Burning Stove
Stories	One
Primary On Main	Yes

Exterior

Lot Description	1 - 4.99 AC, Dog Run, Garden, Horses, Irrigation Available, R.V. Parking, Wooded
Roof	Composition, Metal, Wood
Foundation	Crawl Space

School Information

District	Middleton School District #134
Elementary	Middleton Heights
Middle	Middleton Jr
High	Middleton

Additional Information

Date Listed	March 24th, 2025
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Days on Market	3
Zoning	R-01
Property Taxes	\$726
Tax Year	2024
Structures	Barn(s), Storage Shed, Sep. Detached Dwelling
Office	1st Place Realty, LLC
Contact Info	joeanne@1stplaceidaho.com

Listing Details

Listing Office	1st Place Realty, LLC
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Listing information last updated on October 19th, 2025 at 12:33am MDT