

# \$203,276 - 995 S Rising Sun Drive, Nampa

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MLS® #98961765

**\$203,276**

Bedroom, Bathroom,  
Land on 0.51 Acres

Fall River West, Nampa, ID

Exceptional lot in Fall River Business Park. Zoned BC, suitable for office, retail, specialty use, and more. Majority of site improvements are complete, offering a ready-to-build opportunity. Prime South Nampa location surrounded by new development and established residential communities.



## Essential Information

MLS® #	98961765
Price Per Acre	\$398,580
Acres	0.51
Type	Land
Sub-Type	Commercial
Status	Active

## Community Information

Address	995 S Rising Sun Drive
Area	Nampa South (86) - 1260
Subdivision	Fall River West
City	Nampa
County	Canyon
State	ID
Zip Code	83686

## Amenities

Utilities	Electricity Available, Natural Gas Connected, Phone Connected, Cable Connected, Electricity Connected, Sewer Connected
Golf Course	N

## Exterior

Lot Description      1/2 Acre - .99 Acres, Level

## Additional Information

Date Listed            September 16th, 2025  
Days on Market      3  
Zoning                 Business Commercial (BC)  
Tax Year               2024  
Office                  Coldwell Banker Tomlinson  
Contact Info          bvanallen@cbboise.com

## Listing Details

Listing Office         Coldwell Banker Tomlinson



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Listing information last updated on October 14th, 2025 at 11:19am MDT