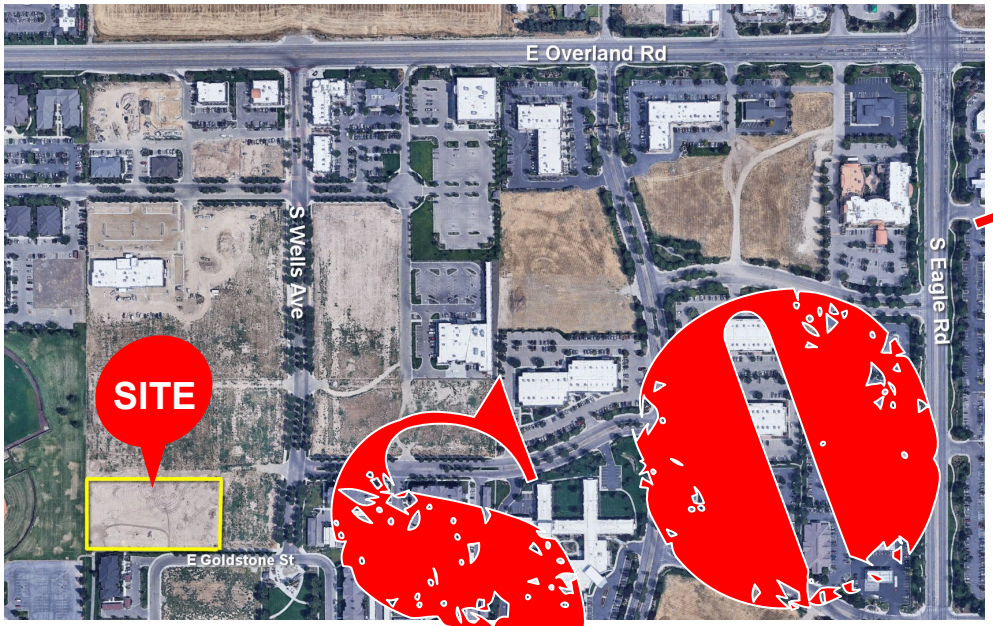
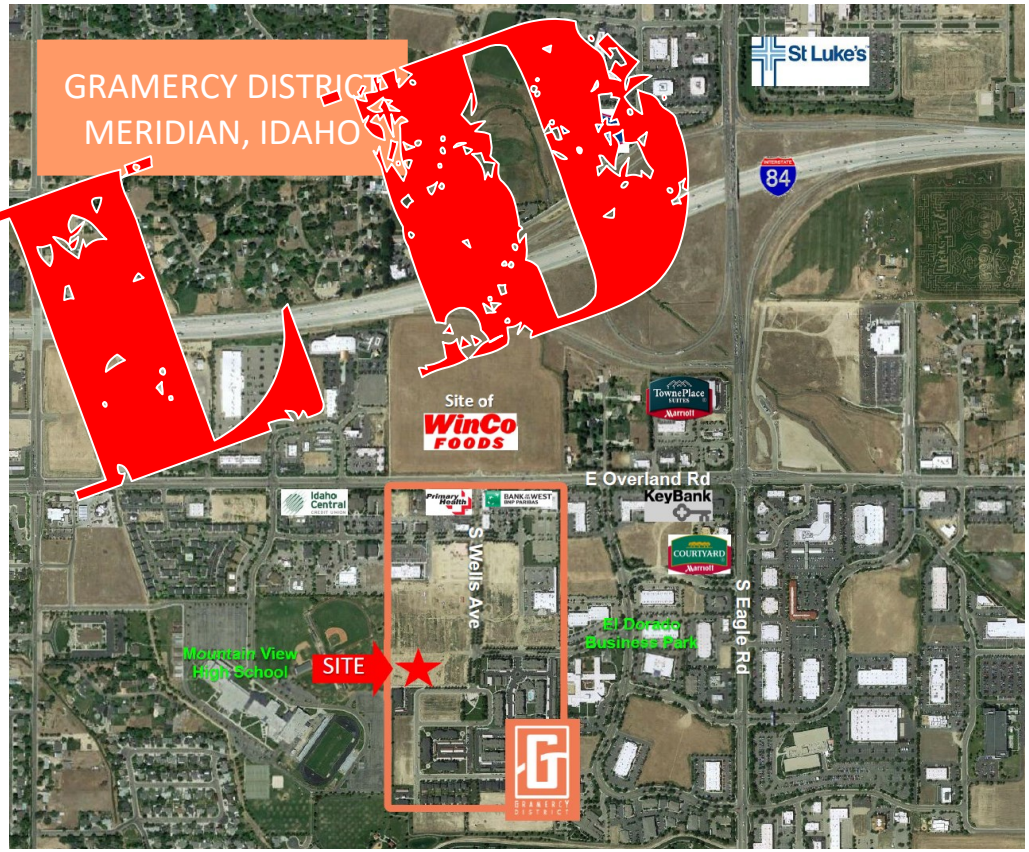
LAND FOR SALE NEAR EAST OVERLAND AND SOUTH EAGLE ROADS

2069 S Wells Avenue, Meridian, Idaho





SOLD

SALE PRICE
$771,000 ($7.50 PSF)

LAND SIZE
Approximately 2.39 Acres* (+/-104,108 SF)

**According to Ada County Assessor data*

CURRENT ZONING
C-G (General Commercial)

UTILITIES
Sewer/Water stubbed to site

PROPERTY OVERVIEW
The Gramercy District is one of the Treasure Valley's finest mixed use developments, perfectly blending Office, Retail, Service Industry and Residential uses.

Located at what is likely one of the most vibrant business areas in Idaho where Overland and Eagle Roads intersect, the District is perfect for Corporate Offices, Retail, and Service businesses such as brokerage, medical, financial, daycare/preschool, etc.

COMMENTS
- Flat, build-ready lot
- Possible to combine with adjacent property to create larger development site
- Central Treasure Valley location
- Very close to I-84 near Overland Road and Eagle Road
- Minutes to Downtown Boise and Boise Airport
- Close proximity to St. Luke's Hospital, housing, and vibrant Business Community

REQUEST ADDITIONAL INFORMATION

TO RECEIVE ADDITIONAL INFORMATION, please **CLICK HERE** to fill out and submit an electronic Confidentiality Agreement. This agreement can also be requested by contacting the agent below.

ARTHUR BERRY & COMPANY

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

Randy Limani
208-639-6172
rlimani@arthurberry.com

File 4926 / 20190725

The above is provided by the Owner. Arthur Berry & Company makes no representation as to its completeness and accuracy. Price and terms subject to change at Owner's discretion.