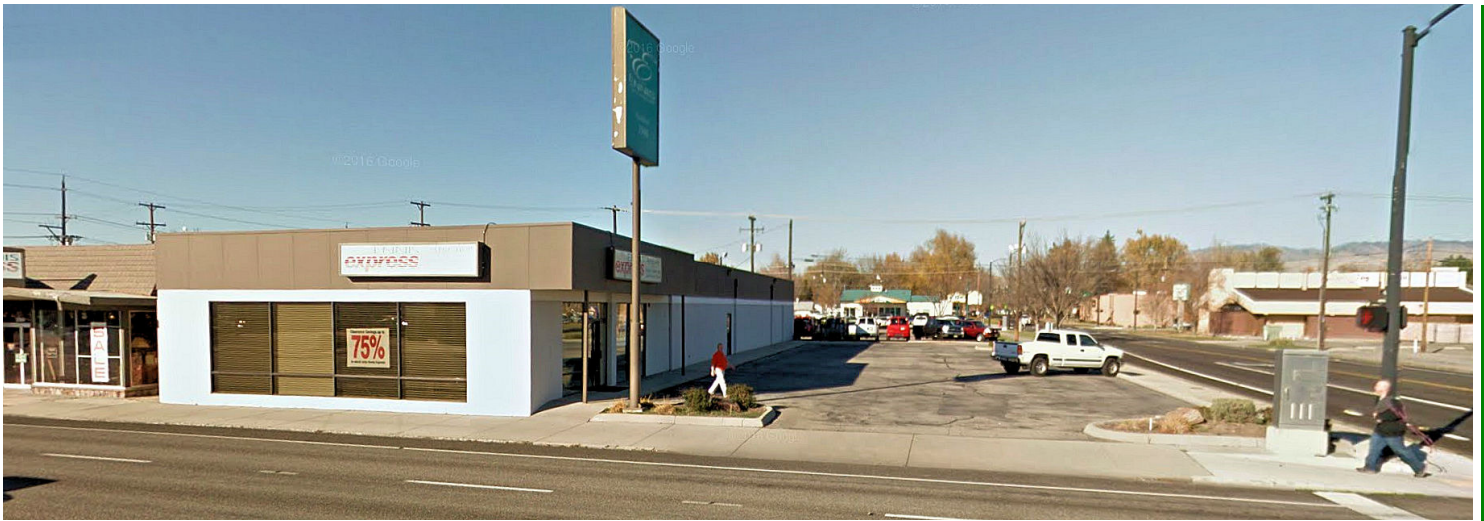


**2300 W Fairview Avenue - Boise, ID**  
**DOWNTOWN RETAIL BUILDING**  
**FOR SALE OR LEASE**



**SALE PRICE**

\$700,000 (\$109.82 PSF)

**LEASE RATE**

Long term lease possible at \$8.46 PSF (or \$4,495 per month NNN)

**PROPERTY INFORMATION\***

**Building Size:** 6,374 SF  
**Parcel Size:** 0.36 Acre (15,681.6 SF)  
**Zoning:** C-5DD (Central Business Downtown Design Review)

\*The above information has been taken from public record and should be verified by a buyer's own measurement

**COMMENTS**

- The building originally constructed in 1962 and remodeled in 1976
- 2 ADA restrooms
- Ceiling height 10'
- Historic use as retail store
- Access from both Fairview Avenue and 23rd Street
- 10'6" sidewalks fronting Fairview and 6' sidewalks next to building on 23rd Street side
- Sprinkled landscaping
- Paved parking for 21 cars in current configuration
- The structure is approximately 40.23' by 158.45' with an entrance on 23rd St side and a rear service door facing alley in back of the building

Click [here](#) to view interior images

**UTILITIES**

- Gas and electric service
- Public water and sewer

**No Lockbox on Property Due to Alarm System.**  
**(Property must be shown between 9 and 4 weekdays)**



**Request Additional Information:**

**Ron Winkler**

Call 208-639-6171

[rwinkler@arthurberry.com](mailto:rwinkler@arthurberry.com)