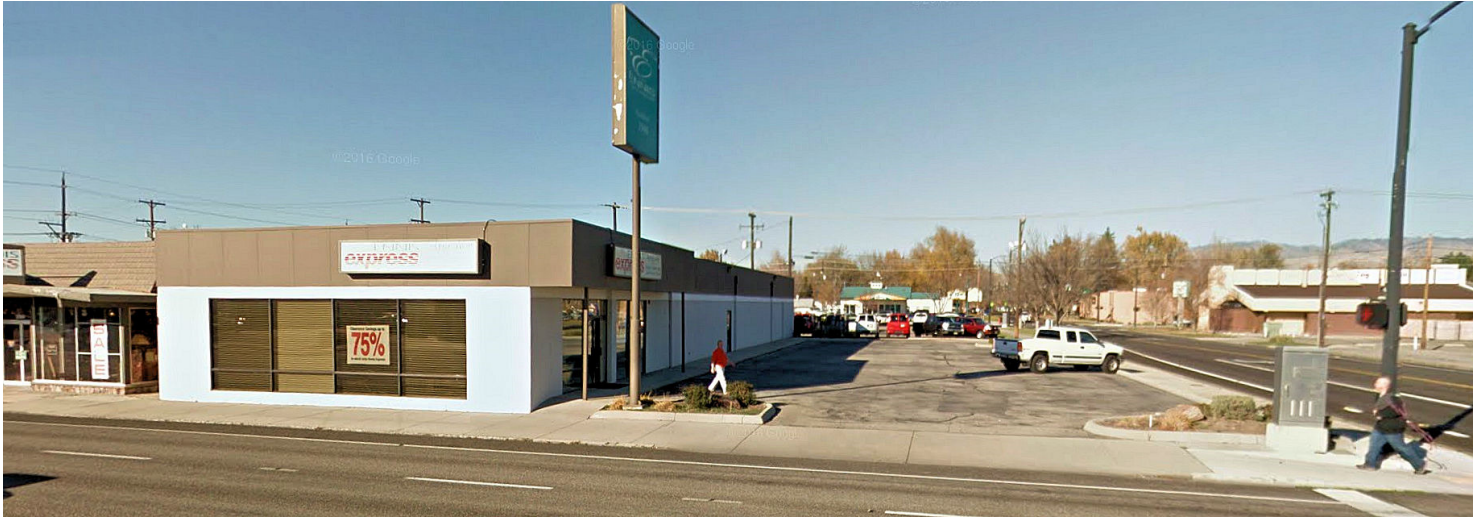


**2300 W Fairview Avenue - Boise, ID
DOWNTOWN RETAIL BUILDING
FOR SALE OR LEASE**



SALE PRICE

\$700,000 (\$109.82 PSF)

LEASE RATE

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

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 large 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:

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