

PRIME RETAIL PURCHASE OR LEASING OPPORTUNITY

2310 W. FAIRVIEW AVENUE

BOISE, ID 83702



PRICE REDUCED!

\$2,117,070

PLEASE DO NOT DISTURB THE TENANT

~~\$3,100,000~~

CONTACT AGENT
FOR LEASE RATE

TOK COMMERCIAL
REAL ESTATE

MICHAEL BALLANTYNE, SIOR, CCIM / 208.947.0831 / mjb@tokcommercial.com



SAM MCCASKILL, CCIM / 208.947.0804 / sam@tokcommercial.com

This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

PROPERTY DETAILS

Property Address **2310 W. Fairview Avenue
Boise, ID 83702**

Property Type **Single-Tenant Retail**

Building Size **13,426 SF**

Lot Size **0.36 Acres**

Year Built **1962**

Zoning **MX-5, Mixed Use Downtown**
[Click For More Information](#)

Sale Price **\$2,117,070 ~~\$3,100,000~~**

PRICE REDUCED!

Price / Sq. Ft. **\$157.68/SF**

Lease Rate **Contact Agent**

Prime retail purchase or leasing opportunity, currently occupied by Ennis Fine Furniture. Please do not disturb the tenant.

Great owner-user retail building with 3,548 square feet of warehouse space.

Excellent exposure on Fairview Avenue frontage, visible to over 8,000 vehicles per day.

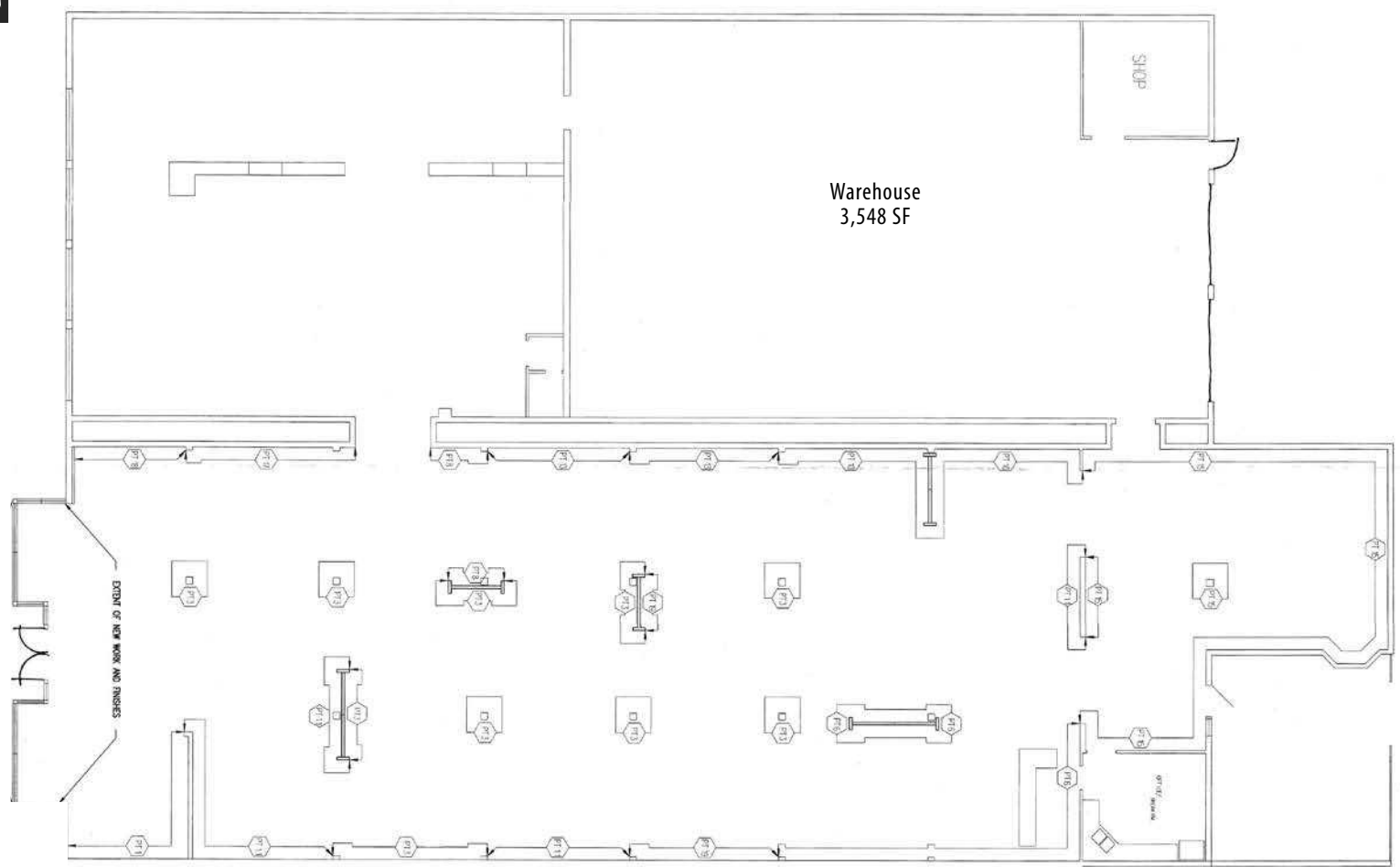
Located in the rapidly developing west end of Boise surrounded by new development — including the new St. Luke's Orthopedic & Sports Medicine Facility, the upcoming Whitewater + Main development, and the future CWI Campus.



SITE

FLOOR PLAN

13,426 SF TOTAL



PLEASE DO NOT DISTURB THE TENANT



DOWNTOWN BOISE

BOISE STATE UNIVERSITY

TOK
COMMERCIAL

50,576 VPD



23RD STREET

7,229 VPD

SITE

FAIRVIEW AVE

Aldare Casanova
PIZZERIA



24TH STREET



[4] 2310 W. FAIRVIEW AVE

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1 MILE RADIUS



POPULATION
14,452

EMPLOYEES
22,044

AVG. HOUSEHOLD INC.
\$90,027

3 MILE RADIUS



POPULATION
109,280

EMPLOYEES
75,132

AVG. HOUSEHOLD INC.
\$106,473

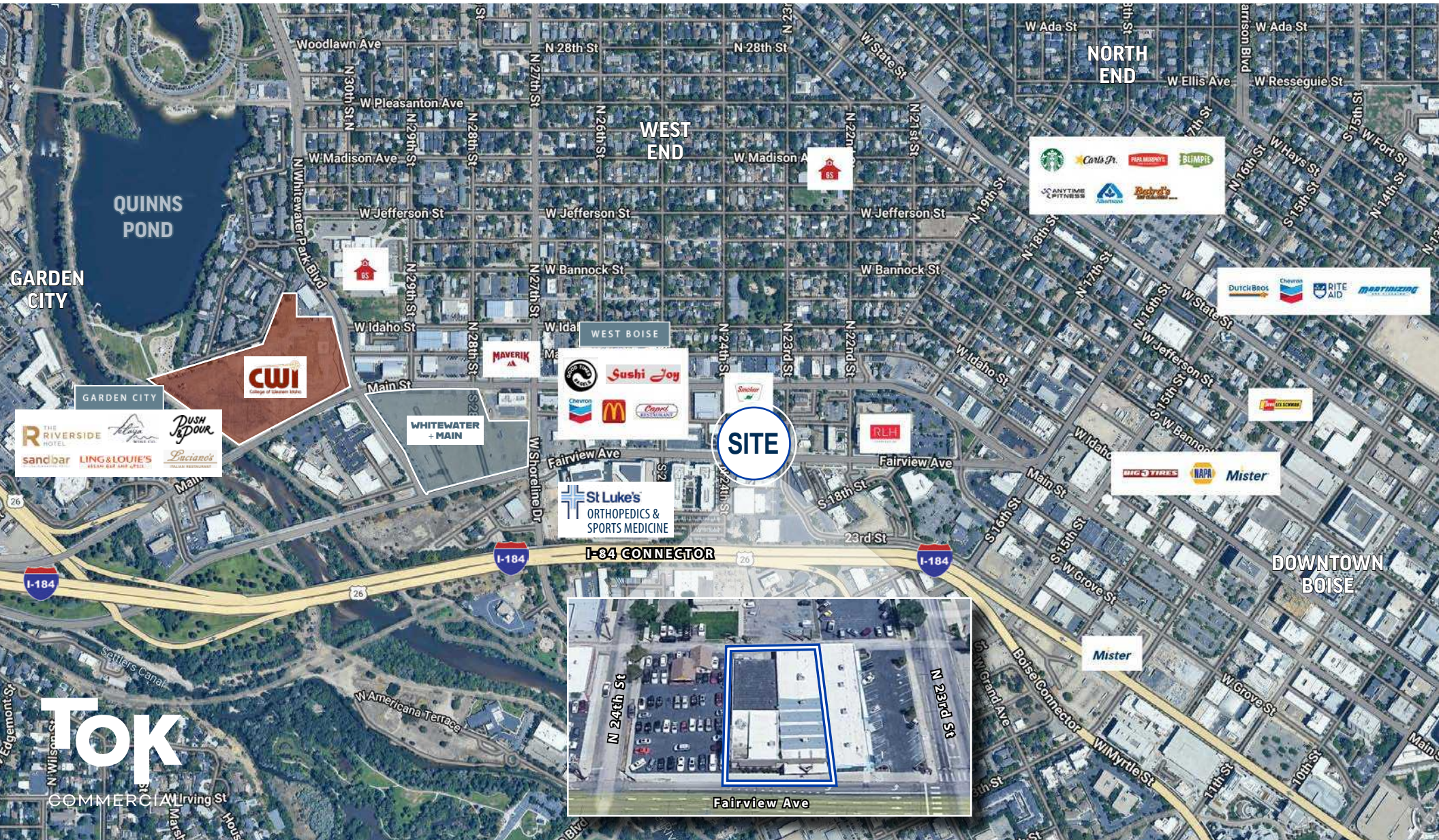
5 MILE RADIUS



POPULATION
190,975

EMPLOYEES
119,751

AVG. HOUSEHOLD INC.
\$109,995



[5] 2310 W. FAIRVIEW AVE

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MAIN STREET

FAIRVIEW AVE

23RD STREET

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