

2304, 2310, & 2314 W. MAIN STREET

BOISE IDAHO

PROPERTY DESCRIPTION

Discover an exceptional commercial opportunity with this expansive property, offered at $1,850,000.00. The property benefits from right-turn access into and out of the site, a convenient rear alleyway, and excellent visibility at the Main Street and 23rd Street intersection, which sees approximately 20,422 vehicles per day.

With generous square footage, flexible MX-3 zoning, and a strategic dual-access layout, this property is perfectly positioned for an owner-user, investor, or business looking to expand. All personal property including the lifts shall be removed. Don't miss the opportunity to secure a rare commercial holding in a highly accessible, high-traffic location.

Offering Summary

Sale Price:	$1,850,000
Land Development:	MX-3 Zoning
Available SF:	3,440 SF

KW COMMERCIAL

Each Office Independently Owned and Operated
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709







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Fairly Reliable Bob's | Boise, Idaho



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Property Overview

Subdivision	Fairview Add
County	Ada
Property Type	Residential & Commercial
Land Use	Residential general single, commercial general
Flood Risk	Minimal
Construction Features	Roof framing, roof cover deck, cabinet millwork, floor finish, air conditioning, interior finish, bathroom tile

Population	1 Mile	3 Miles	5 Miles
2024 Total Population	13,469	111,385	196,929
2029 Population	15,264	126,459	222,935
Pop Growth 2024-2029	+13.33%	+13.53%	+13.21%
Average Age	39	39	40

Household & Income	1 Mile	3 Miles	5 Miles
2024 Total Households	6,720	50,126	85,451
HH Growth 2024-2029	+13.76%	+13.99%	+13.60%
Median Household Inc	$56,408	$58,751	$65,292
Avg Household Size	1.90	2.10	2.20
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	$590,350	$479,234	$451,338
Median Year Built	1969	1978	1982

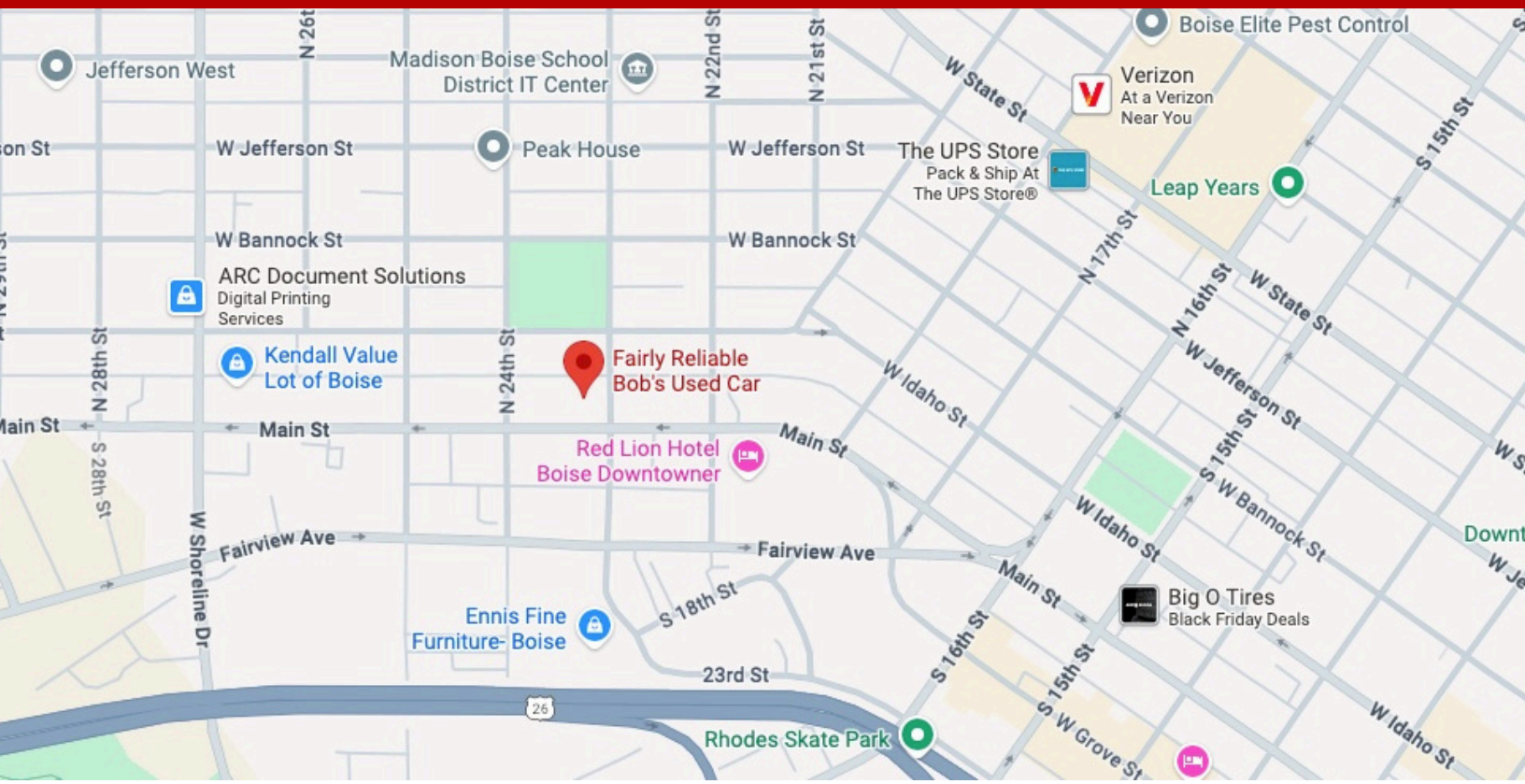
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LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

Location Details

County	**Ada**
Signal Intersection	**Yes**

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