



2304, 2310 & 2314 W. MAIN STREET BOISE IDAHO

PROPERTY DESCRIPTION

Discover an exceptional commercial opportunity with this expansive .83-acre property, offered at \$2,284,500. Mix and match or take all five properties. Featuring two standalone buildings with prime street exposure on both 23rd and 24th Street, 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.

The main building on 23rd St. spans 2,770 sq. ft. and is well-suited for office, retail, or mixed-use applications. Directly behind it, a 5,175 sq. ft. shop on 24th St. provides substantial space for storage, production, equipment, or workshop needs, with added flexibility supported by the alley access. All personal property including the lifts shall be removed.

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. Don't miss the opportunity to secure a rare multi-building commercial holding in a highly accessible, high-traffic location.

Offering Summary

Land Development:	MX-3 Zoning
2304 Main St:	\$1,395,000
Acres:	.29 Acres
2310 Main St:	\$495,000
Acres:	.12 Acres
2314 Main St:	\$395,000
Acres:	.14 Acres
Total Sale Price:	\$2,284,500

MIX & MATCH PROPERTIES OR TAKE ALL FIVE



Each Office Independently
Owned and Operated
KW Commercial

Tricia Callies
Director, CCIM, CPM
O: 208.672.9000 | C: 208.412.4771
tlc@ramidaho.com

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.

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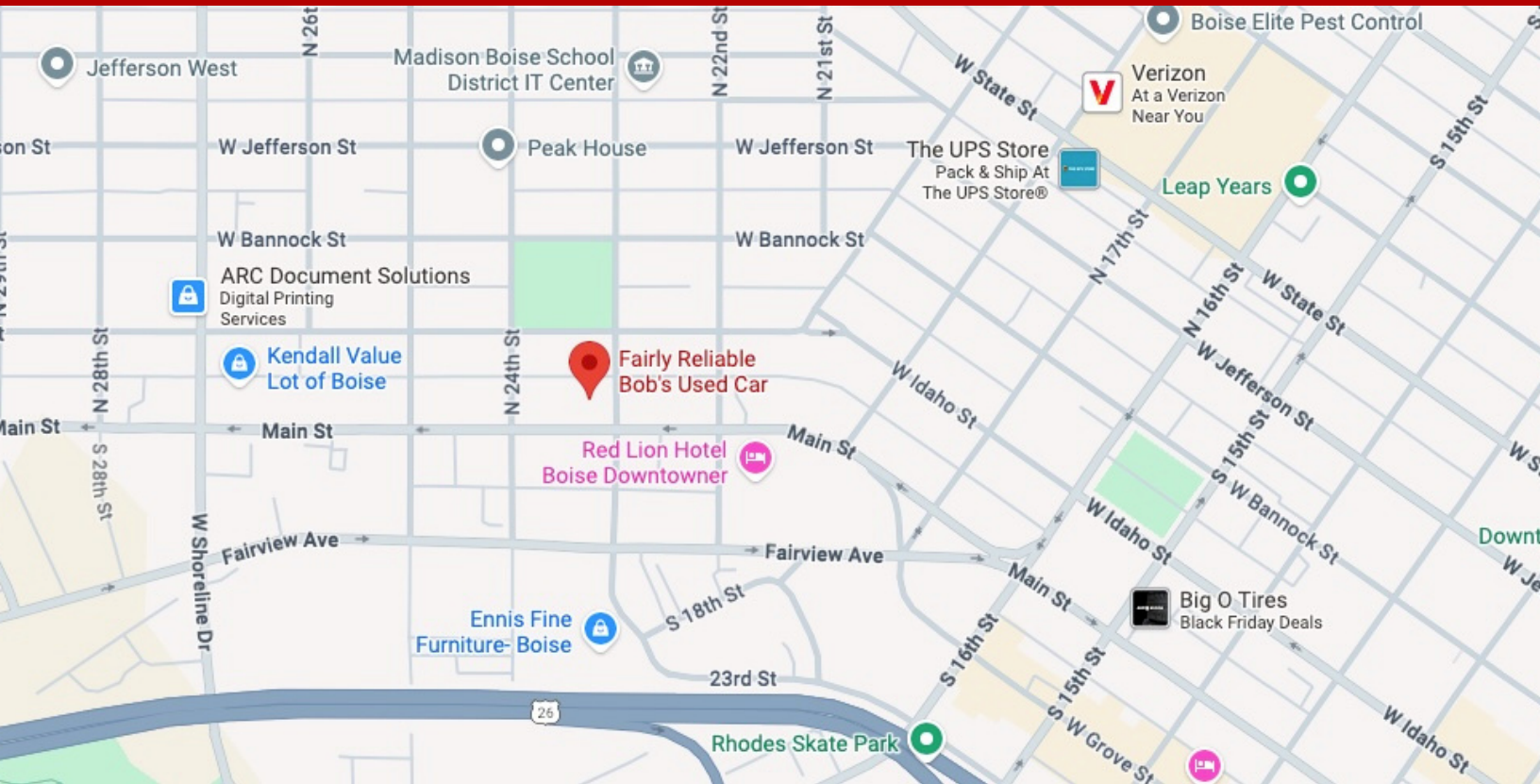
Property Overview

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





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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