

SPECIAL PURPOSE LOT FOR SALE/LEASE

108 MURRAY ST

Boise, ID 83714



ECONOMIC DATA

LEASE RATE: \$5,000 per month (NNN)

PURCHASE PRICE: Contact Agent

PROPERTY INFORMATION

COUNTY: Ada

MARKET: Garden City

PROPERTY DATA

ZONING: C-2

LISTING DATA

AVAILABLE SF: 0.46 Acres

SURFACE: Asphalt

PROPERTY OVERVIEW

Lee & Associates is pleased to present 108 Murray St which offers a well-positioned commercial opportunity in the heart of Garden City, Idaho. Located just off the Chinden Blvd corridor, the property provides convenient connectivity throughout Garden City, Boise, and the greater Treasure Valley. The surrounding area features a diverse mix of commercial, industrial, service, residential, and creative uses, creating a dynamic business environment. With its central location, accessibility, and proximity to established businesses and amenities, the property presents an attractive opportunity for an owner-user, investor, or tenant seeking a strategically located commercial property within the Boise metro.

PROPERTY HIGHLIGHTS

- 108 Murray St is strategically located in Garden City with convenient access to Chinden Blvd and the greater Boise metropolitan area.
- The property benefits from its central Treasure Valley location, proximity to Boise, and position within an established commercial area featuring a mix of industrial, service, retail, and creative businesses.
- Its accessibility to major transportation corridors and the surrounding employment and customer base provides flexibility for a variety of potential commercial users, making the property an attractive option for businesses seeking a well-connected Garden City location.

Michael L. Bergmann, SIOR | Principal
michaelb@leeidaho.com
C 208.999.1743

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Matt Mahoney, SIOR | Managing Principal
mattm@leeidaho.com
C 208.340.9780

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

SPECIAL PURPOSE LOT FOR SALE/LEASE

108 MURRAY ST

Boise, ID 83714

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE
108 Murray St - Parking Lot	0.46 Acres	NNN	\$5,000 per month

Michael L. Bergmann, SIOR | Principal
michaelb@leeidaho.com
C 208.999.1743

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

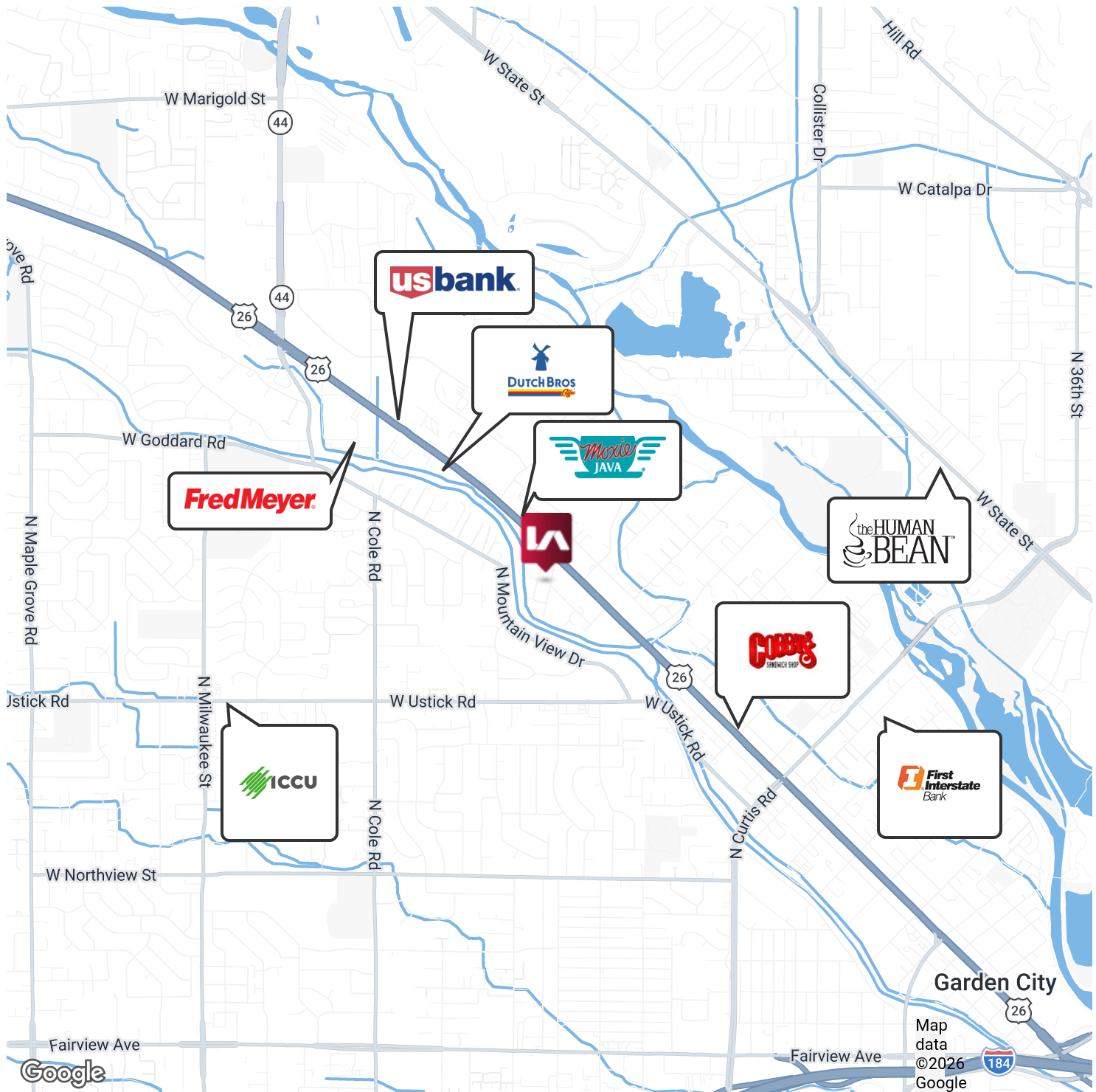
Matt Mahoney, SIOR | Managing Principal
mattm@leeidaho.com
C 208.340.9780

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

SPECIAL PURPOSE LOT FOR SALE/LEASE 108 MURRAY ST

Boise, ID 83714

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Michael L. Bergmann, SIOR | Principal
michaelb@leeidaho.com
C 208.999.1743

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

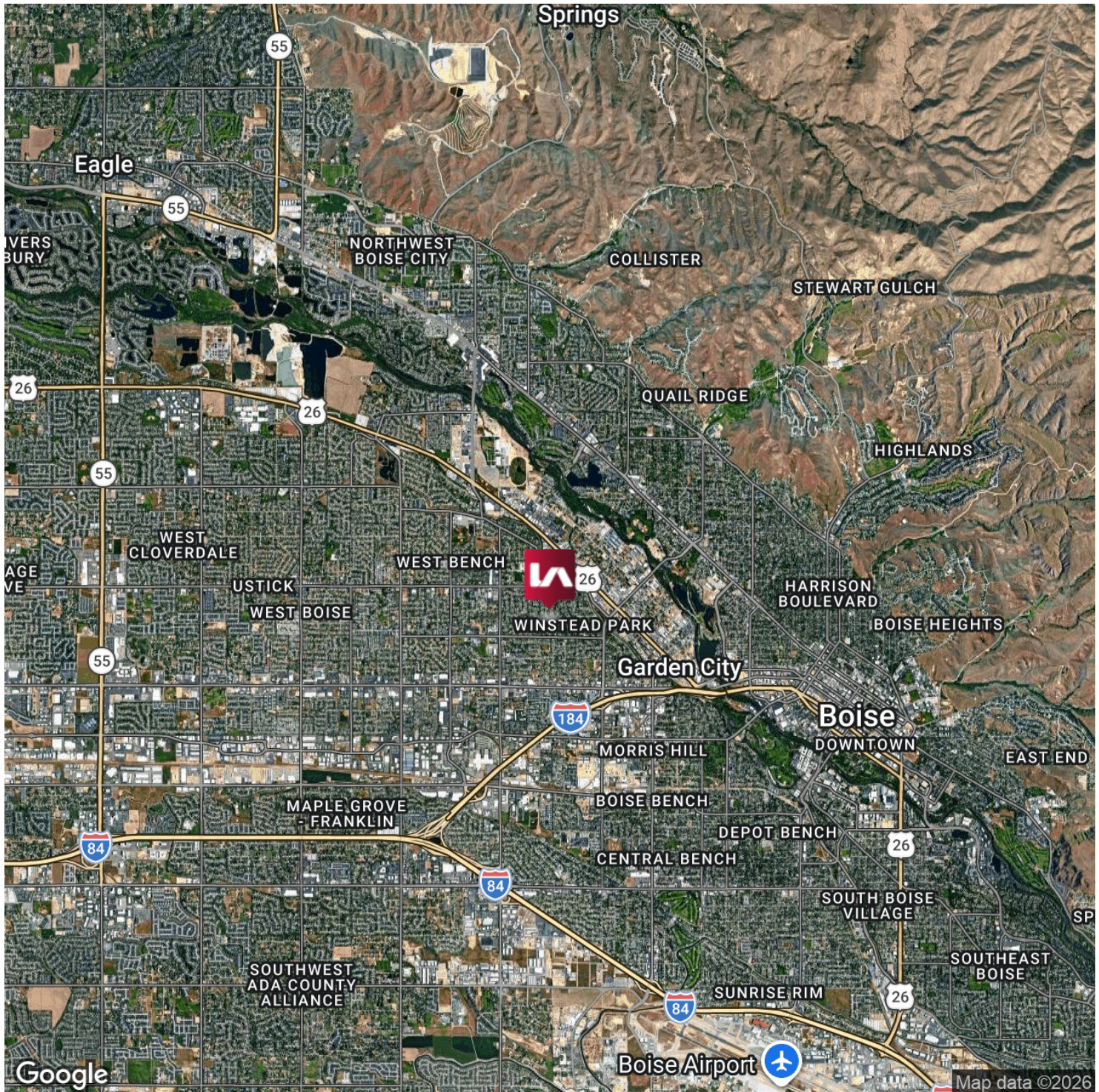
Matt Mahoney, SIOR | Managing Principal
mattm@leeidaho.com
C 208.340.9780

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

SPECIAL PURPOSE LOT FOR SALE/LEASE 108 MURRAY ST

Boise, ID 83714

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Michael L. Bergmann, SIOR | Principal
michaellb@leeidaho.com
C 208.999.1743

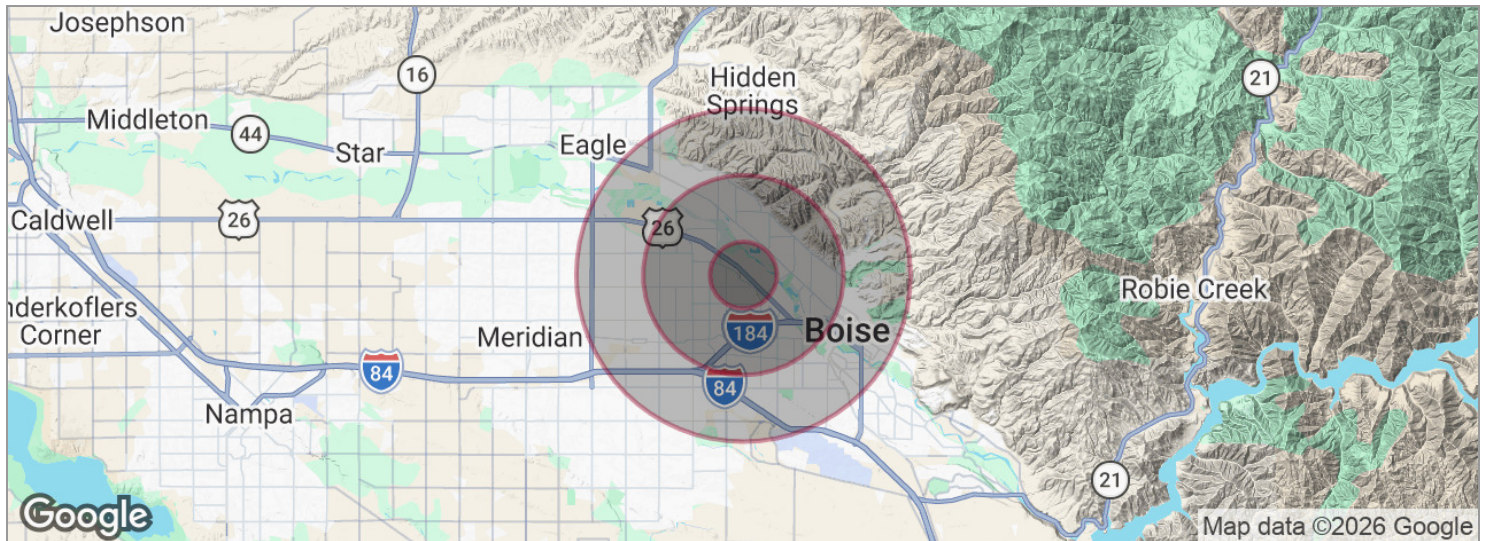
Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Matt Mahoney, SIOR | Managing Principal
mattm@leeidaho.com
C 208.340.9780

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

SPECIAL PURPOSE LOT FOR SALE/LEASE 108 MURRAY ST

Boise, ID 83714



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	10,458	98,946	213,385
Median age	41.6	39.8	38.9
Median age (Male)	41.5	38.8	37.7
Median age (Female)	43.9	41.6	40.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,428	42,689	89,336
# of persons per HH	2.4	2.3	2.4
Average HH income	\$91,193	\$98,364	\$105,263
Average house value	\$378,853	\$437,743	\$478,545

* Demographic data derived from 2020 ACS - US Census

Michael L. Bergmann, SIOR | Principal
michaelb@leeidaho.com
C 208.999.1743

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Matt Mahoney, SIOR | Managing Principal
mattm@leeidaho.com
C 208.340.9780

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.