PROPERTY FOR SALE

300 NORTH ORCHARD

ORCHARD STREET & MORRIS HILL ROAD | BOISE, IDAHO 83706

GREAT **CENTRAL LOCATION**

FOR SALE | **2.32 ACRES TOTAL**

CONTACT:

Mark Schlag, CCIM, CLS
208.947.0817
marks@tokcommercial.com

Peter Oliver, SIOR, CCIM
208.947.0816
peter@tokcommercial.com

LISTING COMMENTS:

- Multiple parcels.
- Central Boise location.
- Future development opportunity.
- Excellent Orchard Street exposure.
- Multiple structures ready for occupy or redevelopment opportunity.

PROPERTY INFORMATION:

Size:	2.32 Acres Total	101,059 Square Feet
Price:	**$1,300,000.00**	
Zoning:	City of Boise	R-2 & C-2/D

Updated: 6.23.2020

PROPERTY FOR SALE

300 NORTH ORCHARD

ORCHARD STREET & MORRIS HILL ROAD | BOISE, IDAHO 83706

PARCEL MAP

AVAILABLE SPACE:

AVAILABLE LOT	LOT SIZE	LOT SIZE (SF)	BLDG SIZE
1 R7777803140	0.42 Acres	18,295 SF	
2 R7777803160	0.21 Acres	9,147 SF	
3 R7777803170	0.21 Acres	9,147 SF	
4 R7777803180	0.13 Acres	5,663 SF	1,944 SF
5 R7777803212	1.35 Acres	58,806 SF	C-Store 1,428 SF
			Office 4,191 SF
			Office 1,079 SF
Total	**2.32 Acres**	**101,059 SF**	**8,642 SF**

DEMOGRAPHICS:

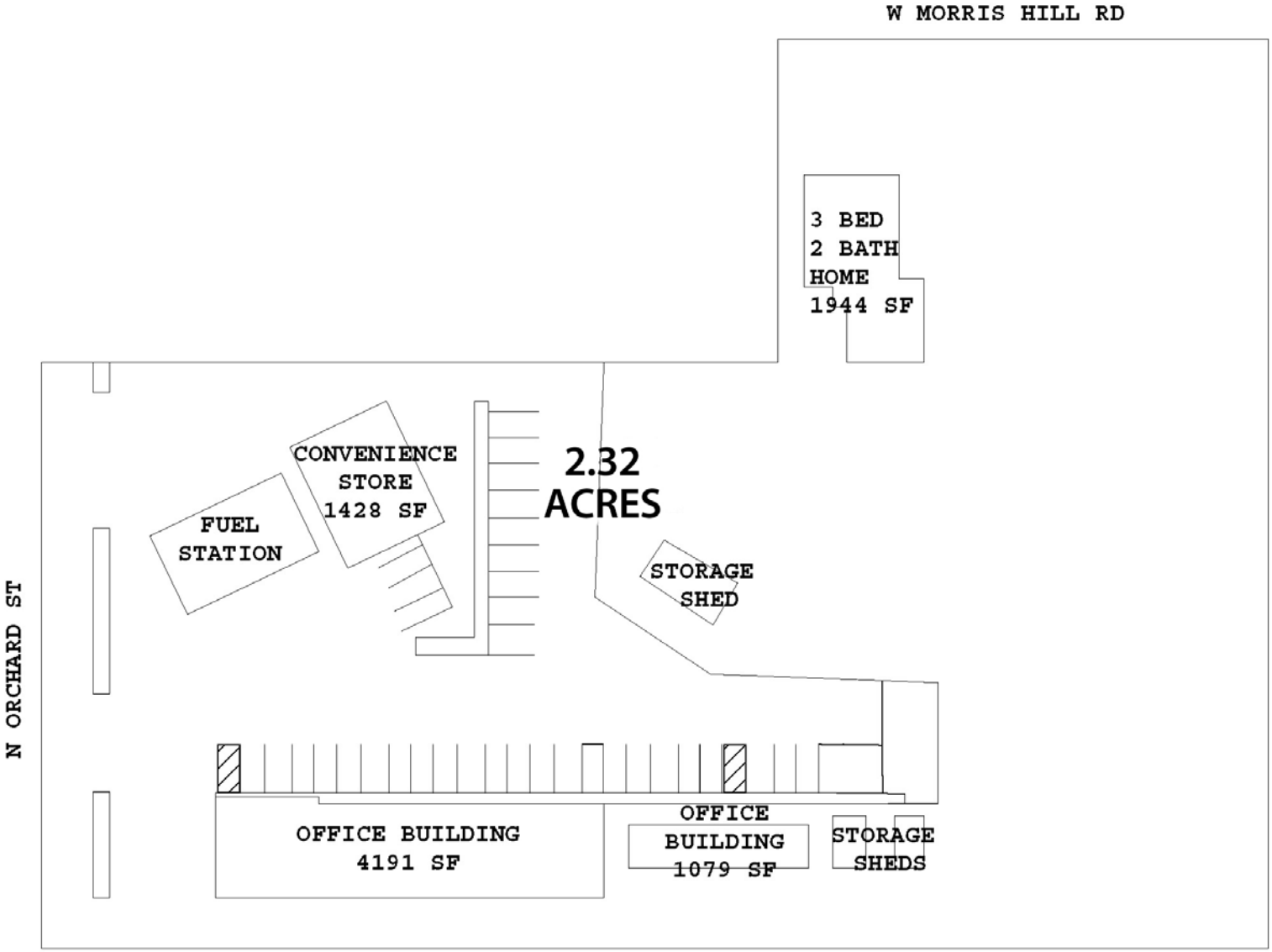
2019	1 Mile	3 Miles	5 Miles
Population:	12,284	107,053	219,591
Average HH Income:	$48,035	$60,836	$74,717
Employees:	15,109	127,387	166,619

PROPERTY FOR SALE

300 NORTH ORCHARD

ORCHARD STREET & MORRIS HILL ROAD | BOISE, IDAHO 83706

SITE PLAN

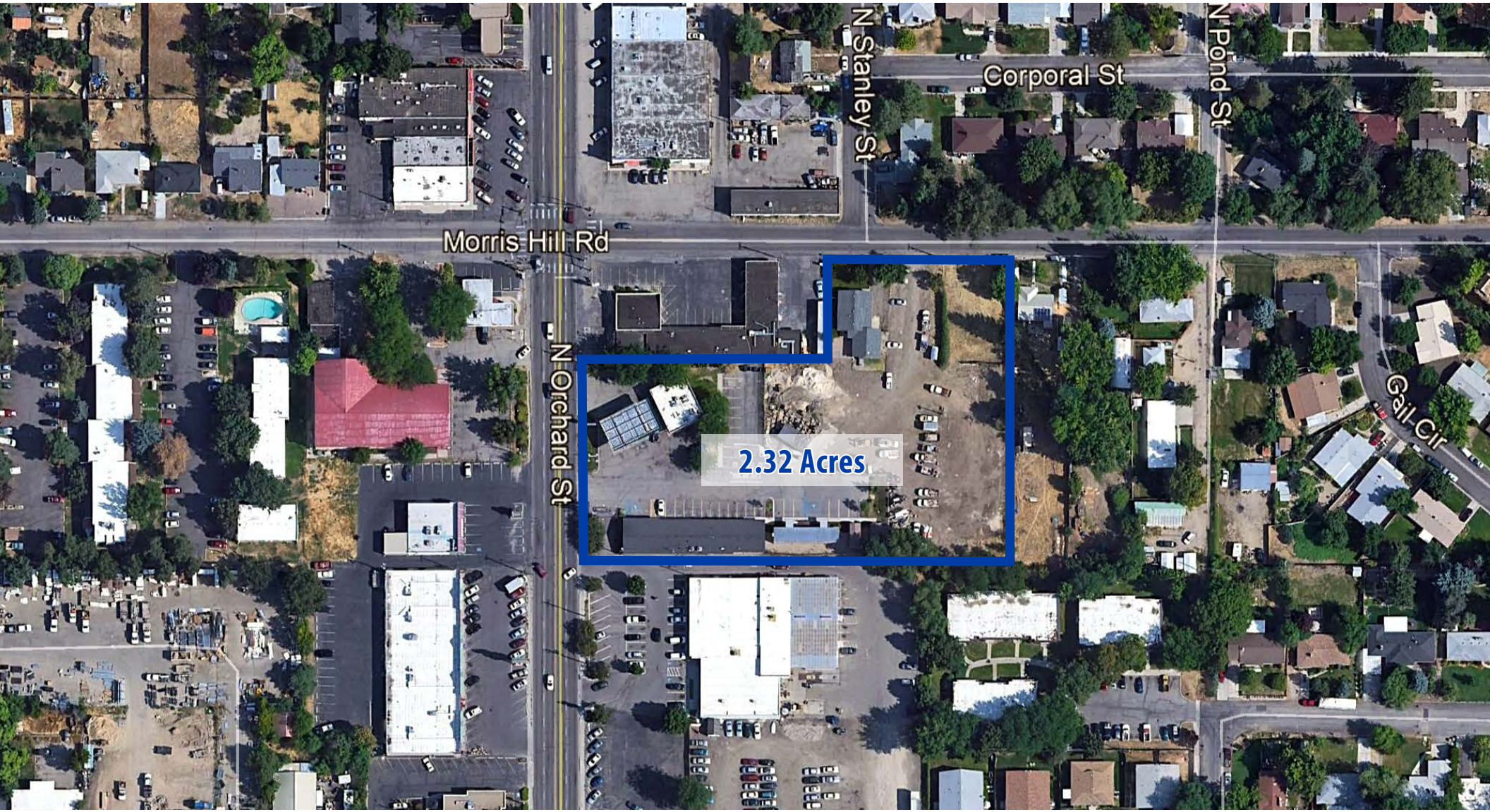


PROPERTY FOR SALE

300 NORTH ORCHARD

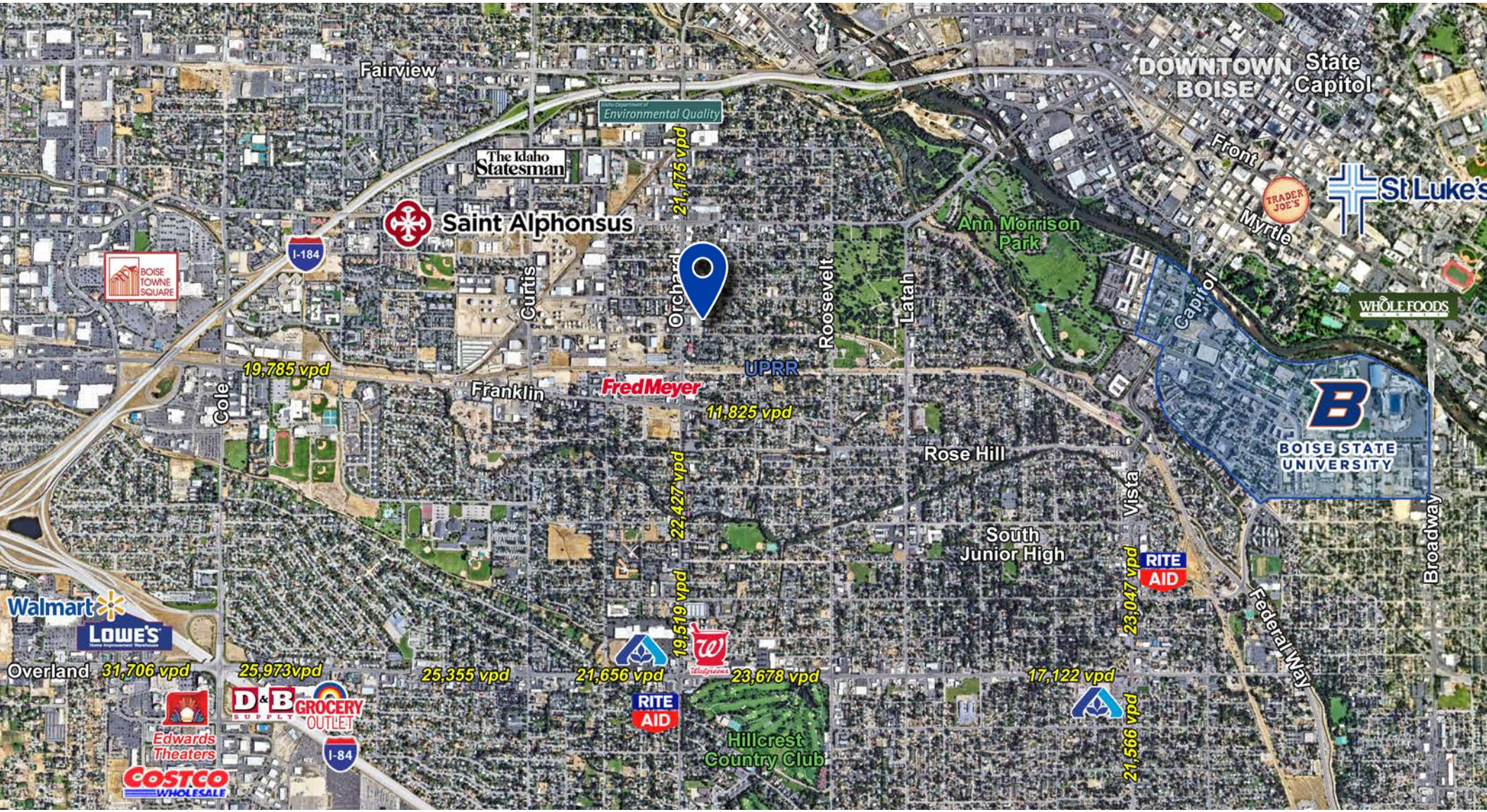
ORCHARD STREET & MORRIS HILL ROAD | BOISE, IDAHO 83706

ZOOM AERIAL



PROPERTY FOR SALE

300 NORTH ORCHARD

ORCHARD STREET & MORRIS HILL ROAD | BOISE, IDAHO 83706

LOCATOR MAP | LOCATED NEAR ESTABLISHED SUBDIVISIONS