

OWNER/USER OR RE-DEVELOPMENT WITH INCOME
4295 & 4299 W. CHINDEN BOULEVARD
Garden City, ID 83714



ECONOMIC DATA

SALE PRICE: \$700,000
CURRENT NOI: \$38,409

PROPERTY INFORMATION

COUNTY: Ada
LOT SIZE 0.775 acres

BUILDING DATA

TOTAL BUILDING SF: 1,632 SF
YEAR BUILT: 1959
ZONING: C-1

LISTING DATA

BUILDING 4295: 480 SF
BUILDING 4299: 1,152 SF

SHOWING INSTRUCTIONS: CONTACT AGENT

PROPERTY OVERVIEW

Lee & Associates is pleased to present an owner/user or re-development opportunity with income on Chinden Boulevard for sale. This large parcel has many possibilities with two existing buildings and excess land. There is the potential to occupy one building and bring in income from the other with additional land for new construction, extra parking, or yard space. The parcel is on 0.775 acres and on a high traffic corner with 33,851 VPD.

PROPERTY HIGHLIGHTS

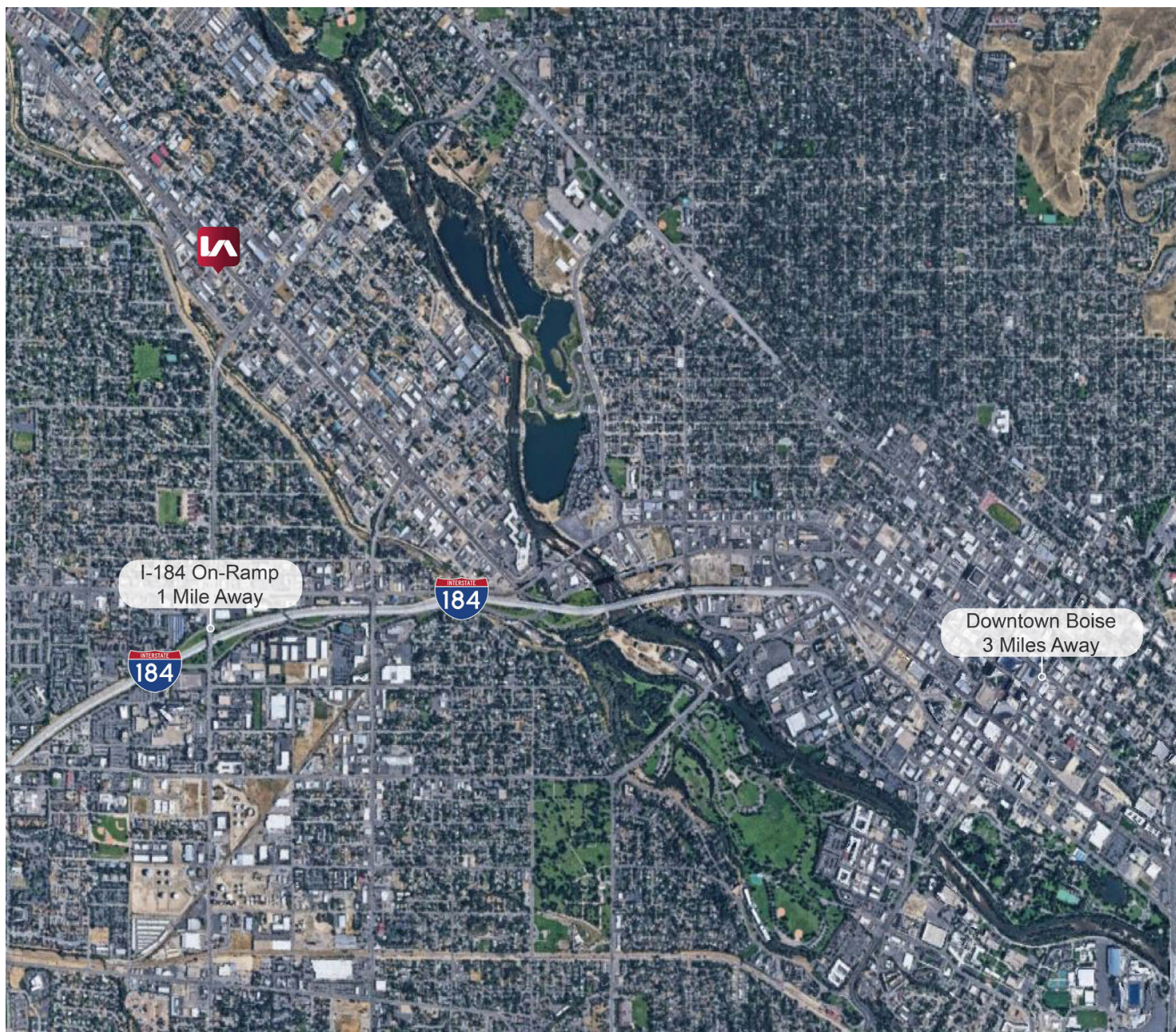
- Hard corner location on 0.775 acres
- Traffic count of 33,851 VPD
- Two existing buildings
- Excess land for additional buildings or parking/yard space
- Use existing building or re-develop
- Contact agent about current leases
- Current NOI is \$38,409

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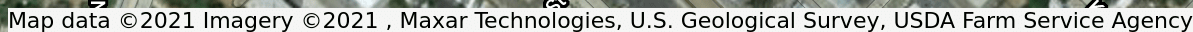


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