



**FOR MORE  
INFORMATION PLEASE  
CONTACT US:**

**BILL DAVIS**  
📞 208.859.8329  
✉ [bill@cornerpointcre.com](mailto:bill@cornerpointcre.com)

**SHERRY SCHOEN**  
📞 208.870.6933  
✉ [sherry@cornerpointcre.com](mailto:sherry@cornerpointcre.com)

RETAIL FOR SALE | 2727 – 2717 W STATE STREET

**CornerPoint Commercial is excited to present an opportunity to acquire a rare high-visibility commercial property at a strategic hard corner on West State Street in Boise, Idaho.**

## PROPERTY DETAILS

- ▶ \$1,399,000 sale price
- ▶ 5,305 SF building on a 0.34 acre lot
- ▶ On-site parking

## PROPERTY HIGHLIGHTS

- ▶ Excellent owner/user, investor, or future development opportunity
- ▶ Outstanding visibility with traffic counts exceeding 20,000 vehicles per day.
- ▶ The property offers prime access from State St and 28th St.
- ▶ All tenants are on month-to-month leases
- ▶ Zoning MX-3 district is intended to provide opportunities for office, commercial, institutional, and residential

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RETAIL FOR SALE | 2727 - 2717 W STATE STREET

# NORTH VIEW



LOWELL ELEMENTARY SCHOOL

ST. MARY'S SCHOOL

2727 - 2717 W STATE

ST. MARY'S CROSSING OFFICE CONDO AND FITNESS

N 28TH ST 1,200+ VPD

N 28TH ST 1,800+ VPD

W STATE ST 20,000+ VPD

N 27TH ST 5,800+ VPD



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# EAST VIEW

DOWNTOWN BOISE

8 Min | 2.4 Miles



WESTSIDE DRIVE IN



ST. MARY'S CROSSING OFFICE CONDO AND FITNESS



2727 - 2717 W STATE

ST. MARY'S SCHOOL

ST. LUKE'S CENTER FOR ORTHOPEDICS

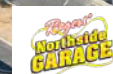
NEW CWI CAMPUS



27TH STREET CROSSING

N 27TH ST 5,800+ VPD

1,200+ VPD



N 28TH ST

20,000+ VPD



**2727 – 2717 W STATE STREET , BOISE, IDAHO 83702**

**RETAIL FOR SALE - \$1,399,000**



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