

RETAIL/INDUSTRIAL BUILDING WITH GREAT EXPOSURE & ACCESSIBILITY

6614 W STATE ST

BOISE, ID 83714



rallensrealty.com

 **RALLENS REALTY**
CONSULTANTS

PROPERTY INFORMATION

ADDRESS	6614 W State St Boise, ID 83714
BUILDING SIZE	±1,920 SF
LOT SIZE	±0.75 acres
TRAFFIC COUNTS	±35,358 VPD (2023)
ZONING	MX-3 w/ CUP for Auto
LEASE RATE	\$5,000/mo NNN
PURCHASE PRICE	Contact Agent

HIGHLIGHTS

- Incredibly rare opportunity on State Street corridor for Auto/RV sales/rental or possibly service with grandfathered CUP still in place for auto use in MX-3 zone
- Clean 1,920 SF retail/industrial building features private office, open work area and shop with roll-up overhead door
- 30,000 SF paved & fenced yard
- Fantastic exposure and accessibility on State Street (Hwy44), a major East/West corridor from Eagle to Downtown Boise
- Pylon signage included
- Right across the street from Garden City's newest development project, "The Residences at the River Club" which will include apartments, townhomes, and high-end retail options

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.



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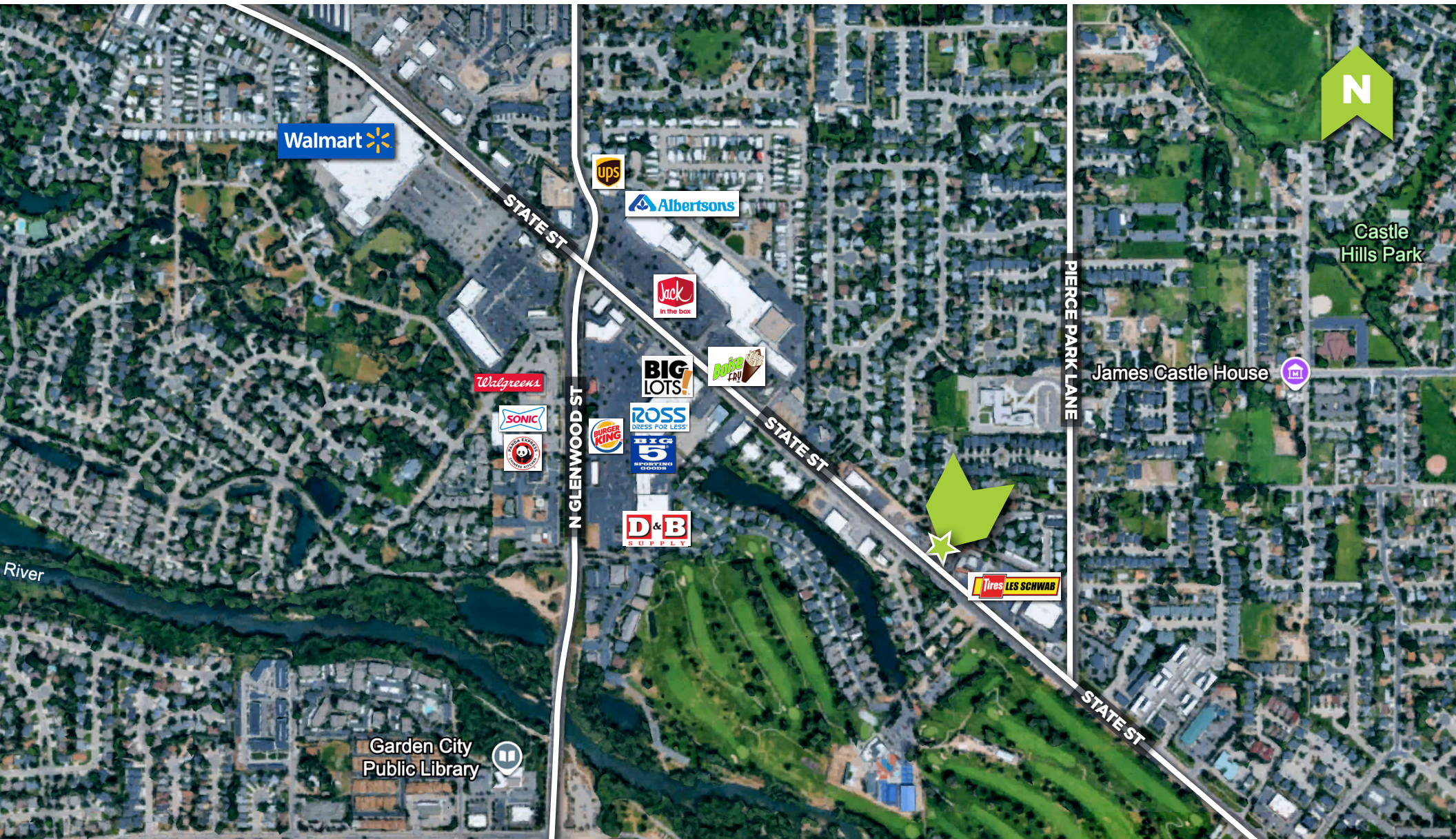
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