



Adjacent to recent new build
Foothills Functional Medicine

Site

For Sale

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10170 W Carlton Bay

Garden City, ID 83714

PROPERTY INFORMATION

Location	W State St and N Gardener Lane
Land Size	0.567 Acres
Parcel #	R1292650126
Zoning	M - Mixed Use

SALE PRICE
\$645,000



Easy property access

Accelerating success.

For Sale

Property Highlights

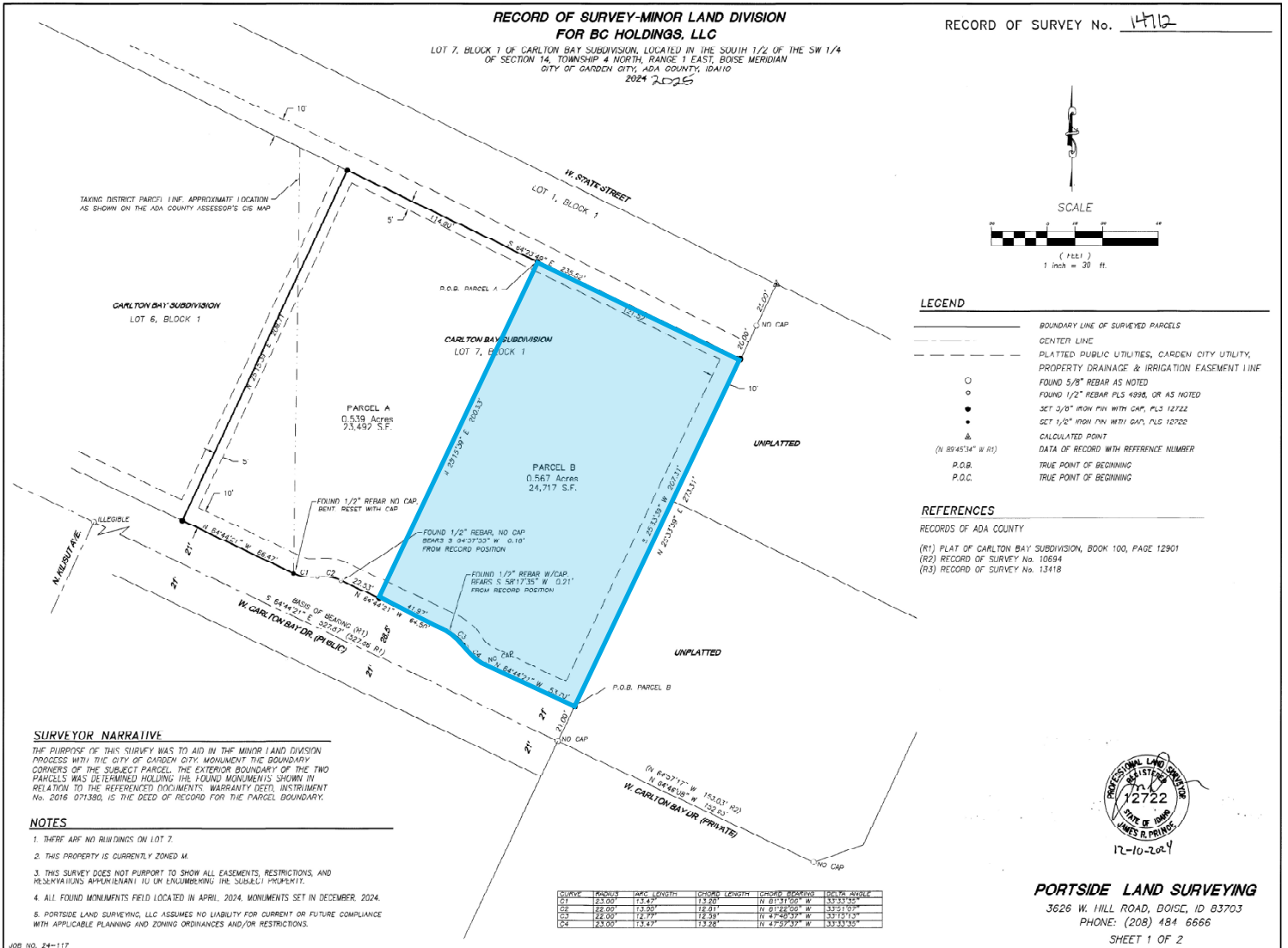
- High-visibility mixed-use pad off State Street.
- Prime opportunity to own a fully improved commercial building lot along one of the treasure valley's busiest corridors.
- Shovel-ready site with utilities stubbed and infrastructure complete, including curb, gutter, sidewalk and professional landscaping.
- Flexible zoning supports a wide range of uses: **healthcare, daycare, health club/fitness, professional offices, boutique, retail, and more**
- Strategic location **at the crossroads of Eagle, Boise, and Garden City** with excellent visibility and strong traffic counts.



- Established surroundings with nearby national retailers, residential neighborhoods and major employers driving consistent customer traffic.
- 120' of State Street frontage
- Ideal for owner-users or investors seeking a high-exposure site in a thriving growth corridor.
- Adjacent to the newly built Foothills Functional Medicine Clinic.



Survey of Record



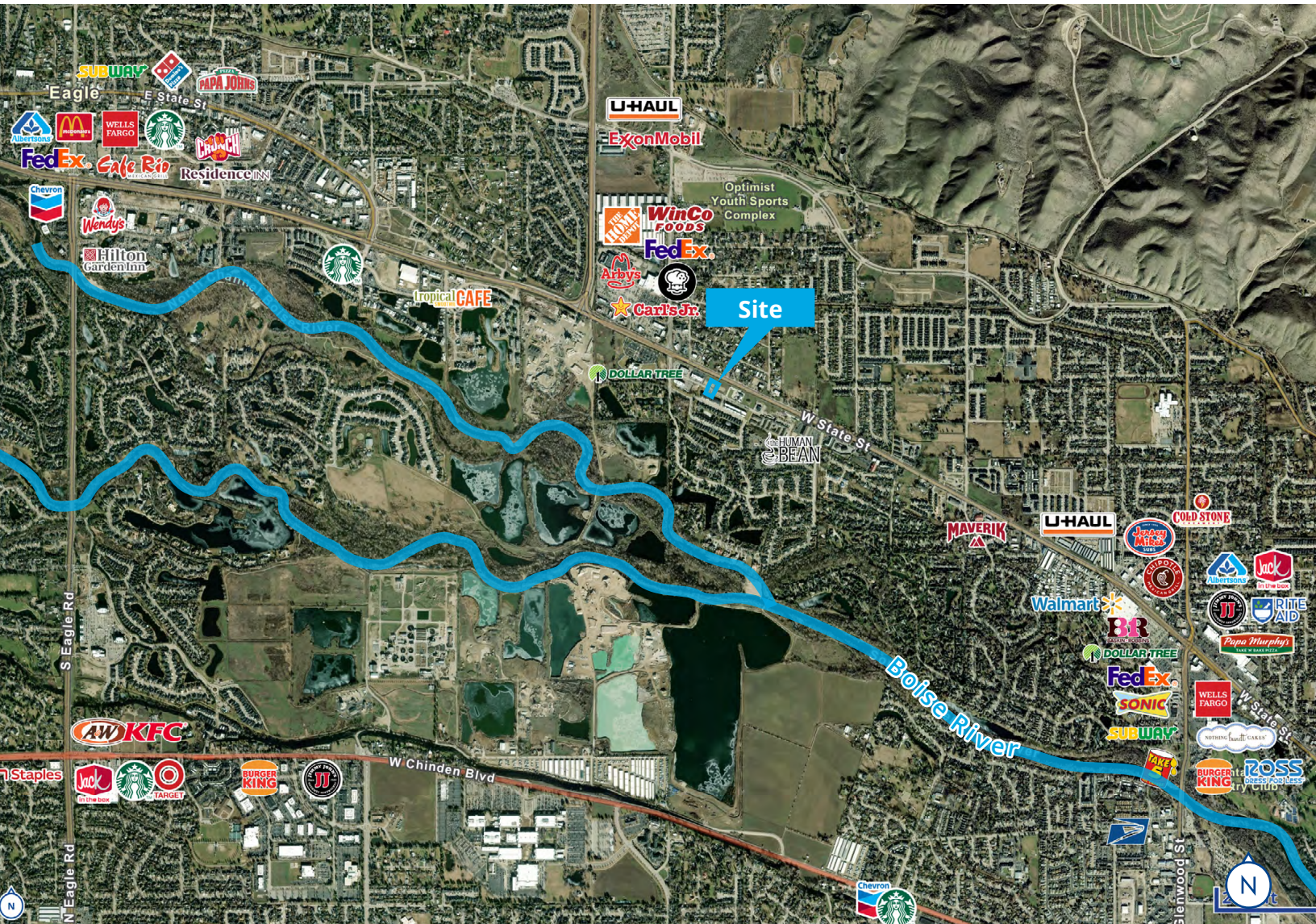
Location

Demographics

	1 Mile	3 Miles	5 Miles
Population	4,852	60,756	167,200
Households	2,142	24,978	67,337
Median Income	\$90,956	\$101,969	\$94,926

 [Google Map](#)

 [Street View](#)



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