

APPROVED MULTI-FAMILY  
DEVELOPMENT LAND

# ORCHARD STREET APARTMENTS

OFFERED AT \$3,120,000



**MIKE BROWN** GROUP  
REAL ESTATE



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# ORCHARD STREET APARTMENTS

BOISE, ID

APPROVED MULTI-FAMILY DEVELOPMENT LAND



## PROPERTY INFORMATION

<b>STREET ADDRESS</b>	300 North Orchard Street
<b>CITY, STATE, ZIP</b>	Boise, ID 83706
<b>COUNTY</b>	Ada
<b>ZONING</b>	C-2
<b>APPROVALS</b>	Approved Feb. 26th, 2024
<b>LOT SIZE</b>	2.32 acres
<b>TOTAL UNITS</b>	78 apartments
<b>TOTAL SF</b>	110,640 SF
<b>PARKING</b>	103 Stalls
<b>PRICE</b>	<b>\$3,120,000</b>

## HIGHLIGHTS

- Prime location just steps from the greenbelt
- Walking distance to upscale retail, eateries, breweries, etc
- Less than 10 minutes to downtown
- Exclusive amenities including a courtyard with pet park, rooftop deck with community garden and unencumbered views of the Boise foothills
- Unique opportunity for multifamily in high demand area
- Qualifying area for LIHTC

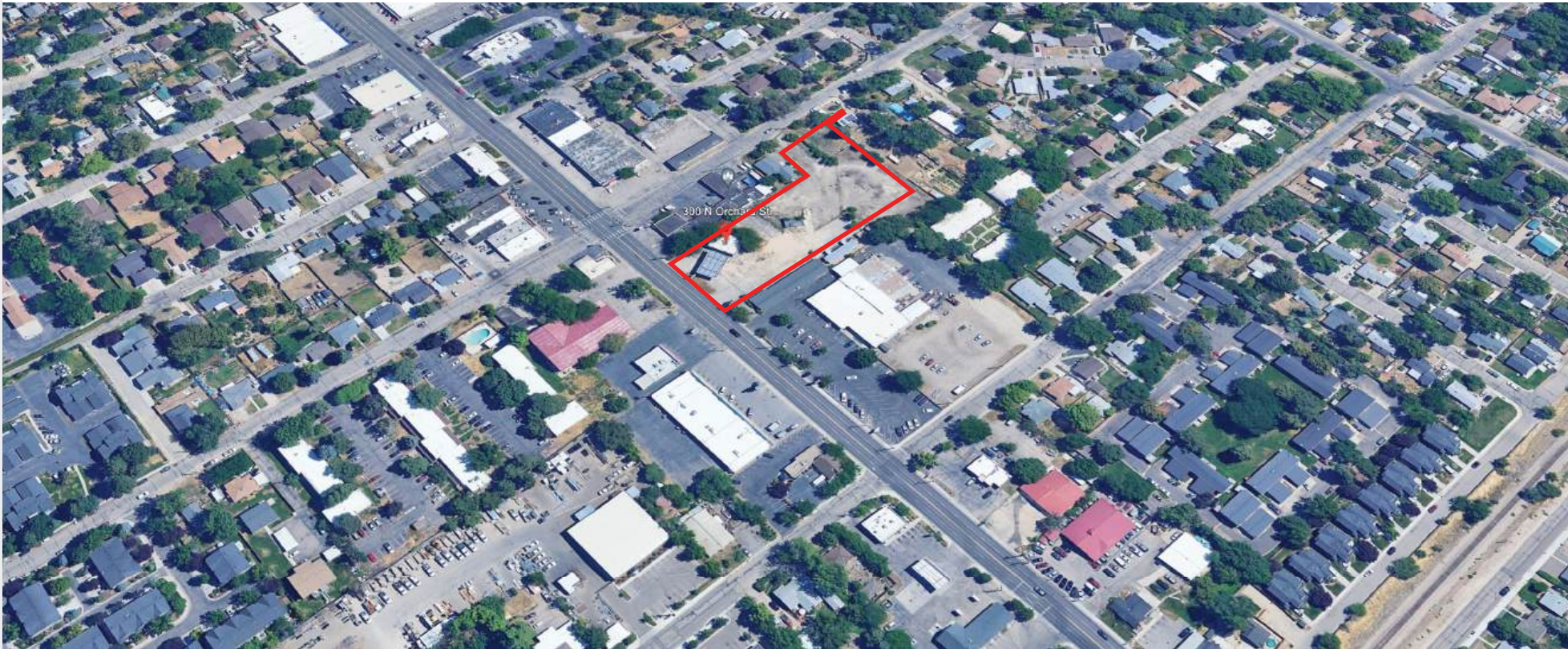
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Located just minutes from the heart of downtown, this modern 78-unit apartment complex offers the perfect blend of convenience, comfort, and style. Residents will enjoy easy access to vibrant city life, including dining, shopping, entertainment, and cultural attractions, all within walking distance or a short drive away. The complex features a variety of spacious floor plans, designed to meet the needs of diverse lifestyles. With contemporary amenities, secure parking, and a well-maintained environment, this community is ideal for professionals, families, and anyone seeking a prime location close to the action.

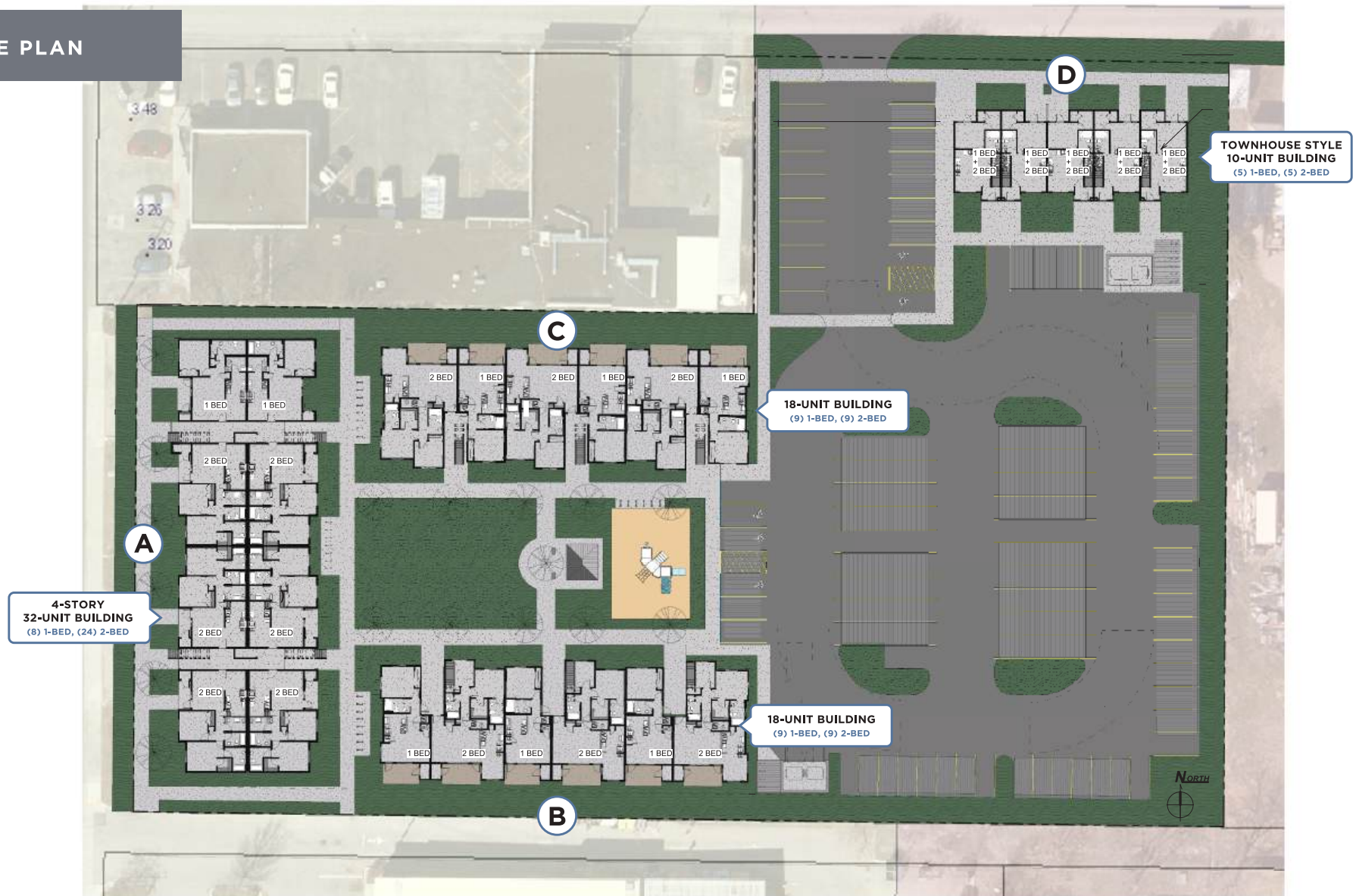


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## SITE PLAN

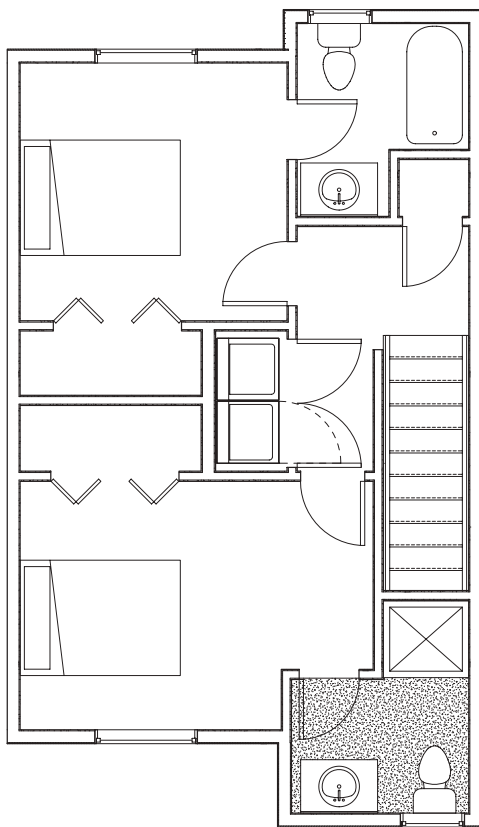


# ORCHARD STREET APARTMENTS

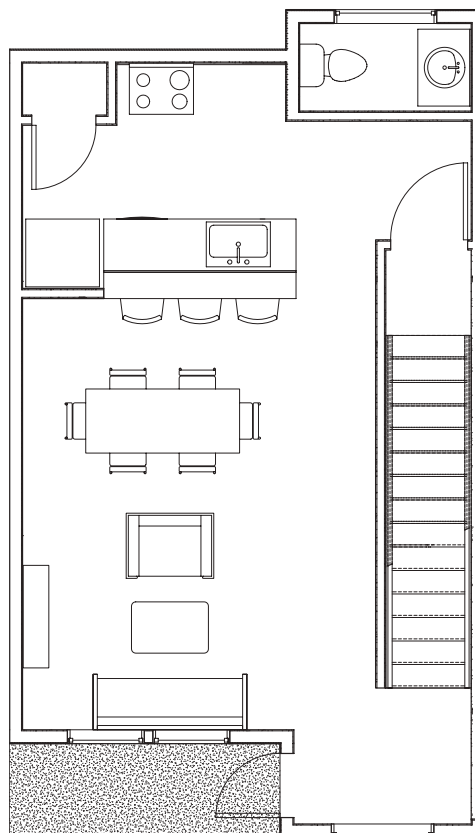
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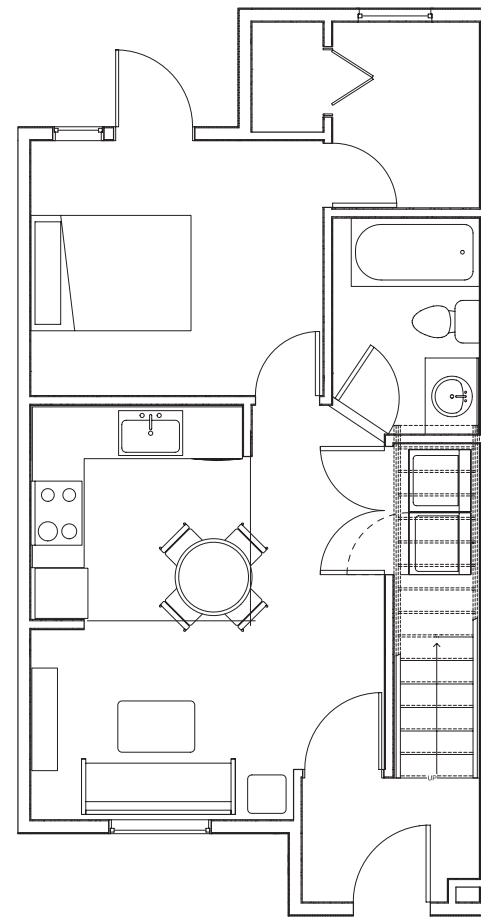
## 10 UNIT FLOORPLAN



③ 3RD LEVEL PLAN



② 2ND LEVEL PLAN



① FLOOR PLAN

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## 10 UNIT ELEVATIONS



① TOWNHOUSE SOUTH ELEVATION



③ TOWNHOUSE WEST ELEVATION



② TOWNHOUSE NORTH ELEVATION



④ TOWNHOUSE EAST ELEVATION

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## 10 UNIT ELEVATIONS



① Townhouse Perspective View Front



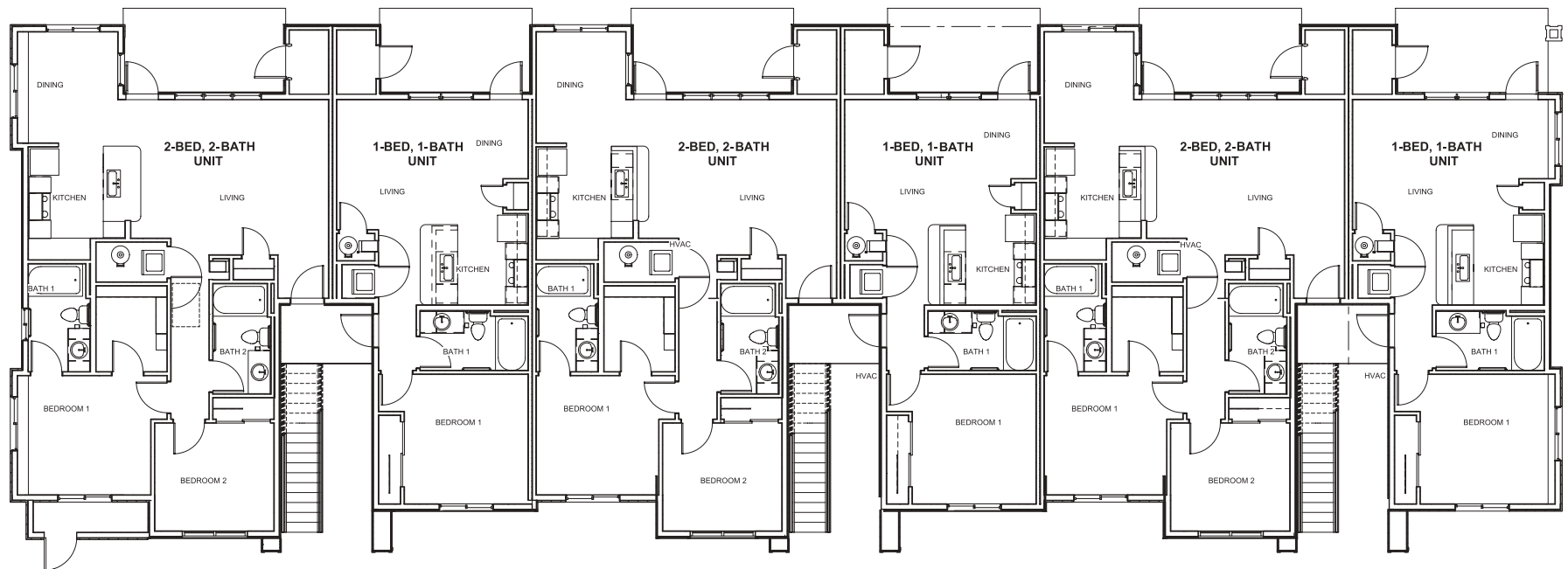
② Townhouse Perspective View Rear

# ORCHARD STREET APARTMENTS

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## 18 UNIT FLOORPLAN



# ORCHARD STREET APARTMENTS

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BOISE, ID

## 18 UNIT ELEVATIONS



① FRONT ELEVATION - 18 unit



③ TYPICAL LEFT ELEVATION



② REAR ELEVATION - 18 unit



④ TYPICAL RIGHT ELEVATION

# ORCHARD STREET APARTMENTS

APPROVED MULTI-FAMILY DEVELOPMENT LAND

BOISE, ID

## 18 UNIT ELEVATIONS



1 FRONT VIEW PERSPECTIVE



2 REAR VIEW PERSPECTIVE



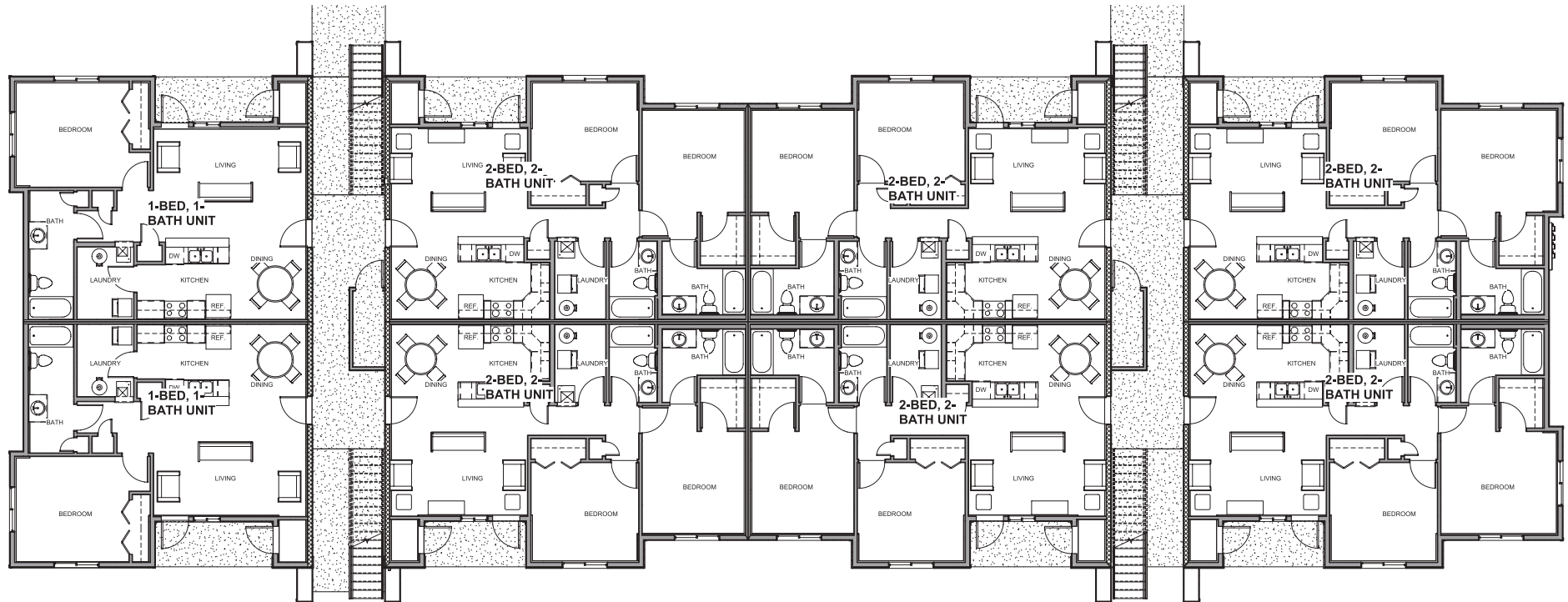
3 END VIEW PERSPECTIVE

# ORCHARD STREET APARTMENTS

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## 32 UNIT FLOORPLAN



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BOISE, ID

## 32 UNIT ELEVATIONS



① FRONT ELEVATION



③ LEFT ELEVATION



② REAR ELEVATION



④ RIGHT ELEVATION

# ORCHARD STREET APARTMENTS

APPROVED MULTI-FAMILY DEVELOPMENT LAND

BOISE, ID

## 32 UNIT ELEVATIONS



① FRONT ELEVATION - 18 unit



③ TYPICAL LEFT ELEVATION



② REAR ELEVATION - 18 unit



④ TYPICAL RIGHT ELEVATION

# ORCHARD STREET APARTMENTS

BOISE, ID

APPROVED MULTI-FAMILY DEVELOPMENT LAND

## 32 UNIT ELEVATIONS



① FRONT VIEW PERSPECTIVE



② REAR VIEW PERSPECTIVE



③ END VIEW PERSPECTIVE

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## BUILDING DETAILS

BUILDING/UNIT #	A/32 UNITS	B/18 UNITS	C/18 UNITS	D/10 UNITS
STORIES/HEIGHT	4 STORY / 46'	3 STORY / 37'	3 STORY / 37'	3 STORY / 32'
1 BR #/SqFt	8/780 SqFt	9/661 SqFt	9/661 SqFt	5/515 SqFt
2 BR #/SqFt	24/963 SqFt	9/1077 SqFt	9/1077 SqFt	5/1080 SqFt
TOTAL BLD SqFt	31,500 SqFt	16,000 SqFt	16,000 SqFt	8,500 SqFt