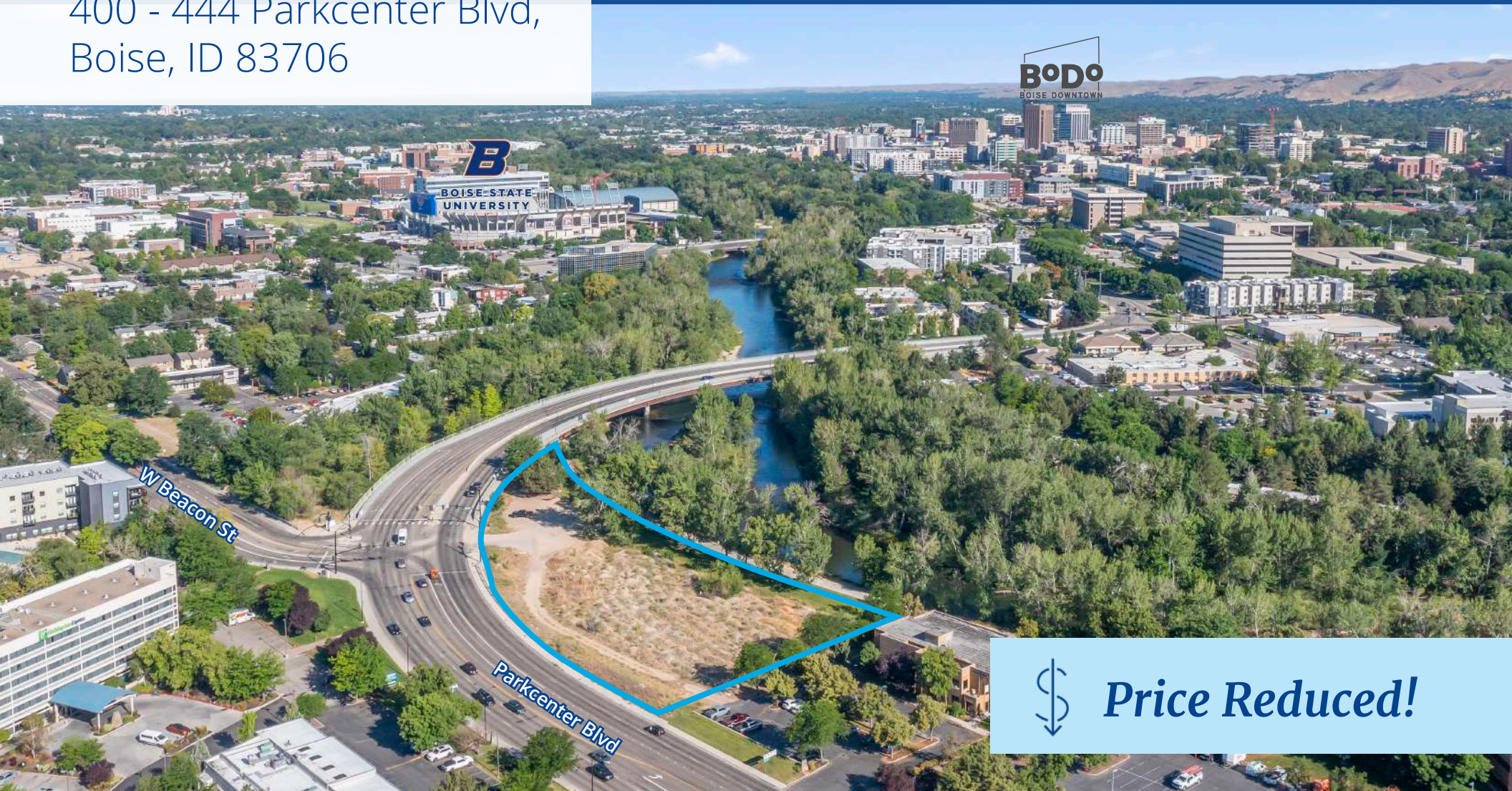


For Sale

400 - 444 Parkcenter Blvd,
Boise, ID 83706



Price Reduced!



David McDonald
+1 208 720 2000
david.mcdonald@colliers.com



Mike Greene
+1 208 947 0835
mikeg@tokcommercial.com

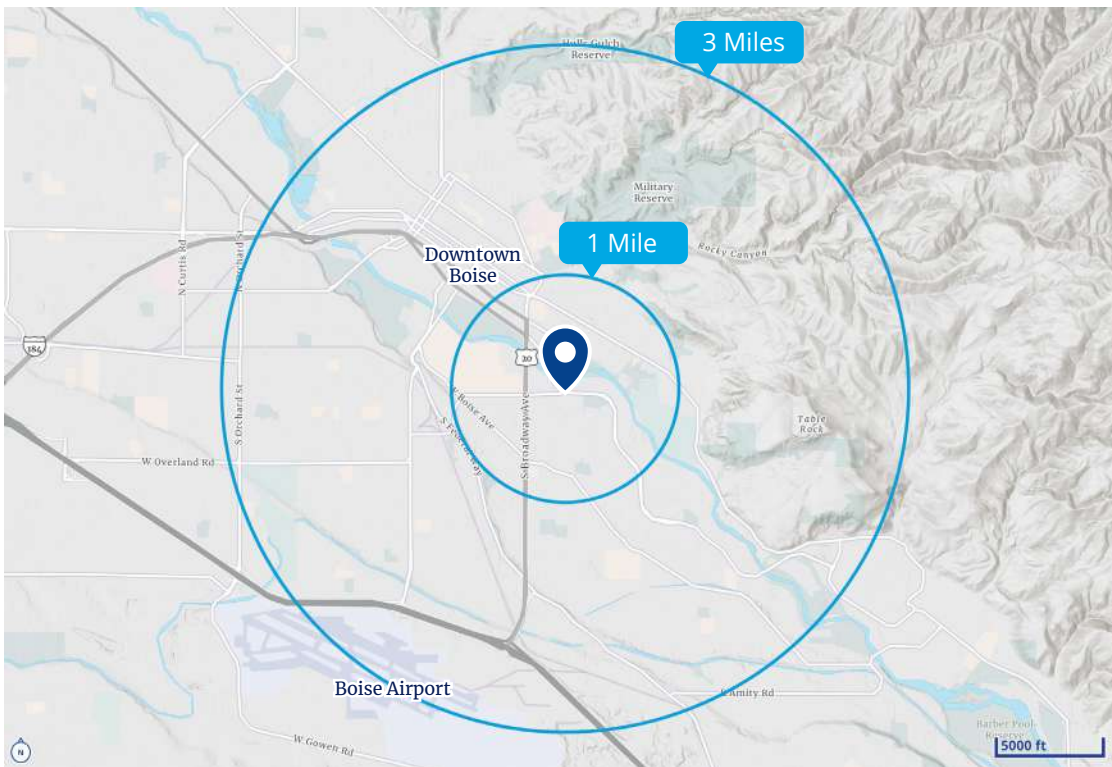
Price \$4,850,000

Property Overview

Property Type	Land
Land Size	2.96 Acres
Zoning	MX-3
Property Access	Signalized intersection
Sale Price	\$4,850,000 or \$38 PSF

Key Highlights

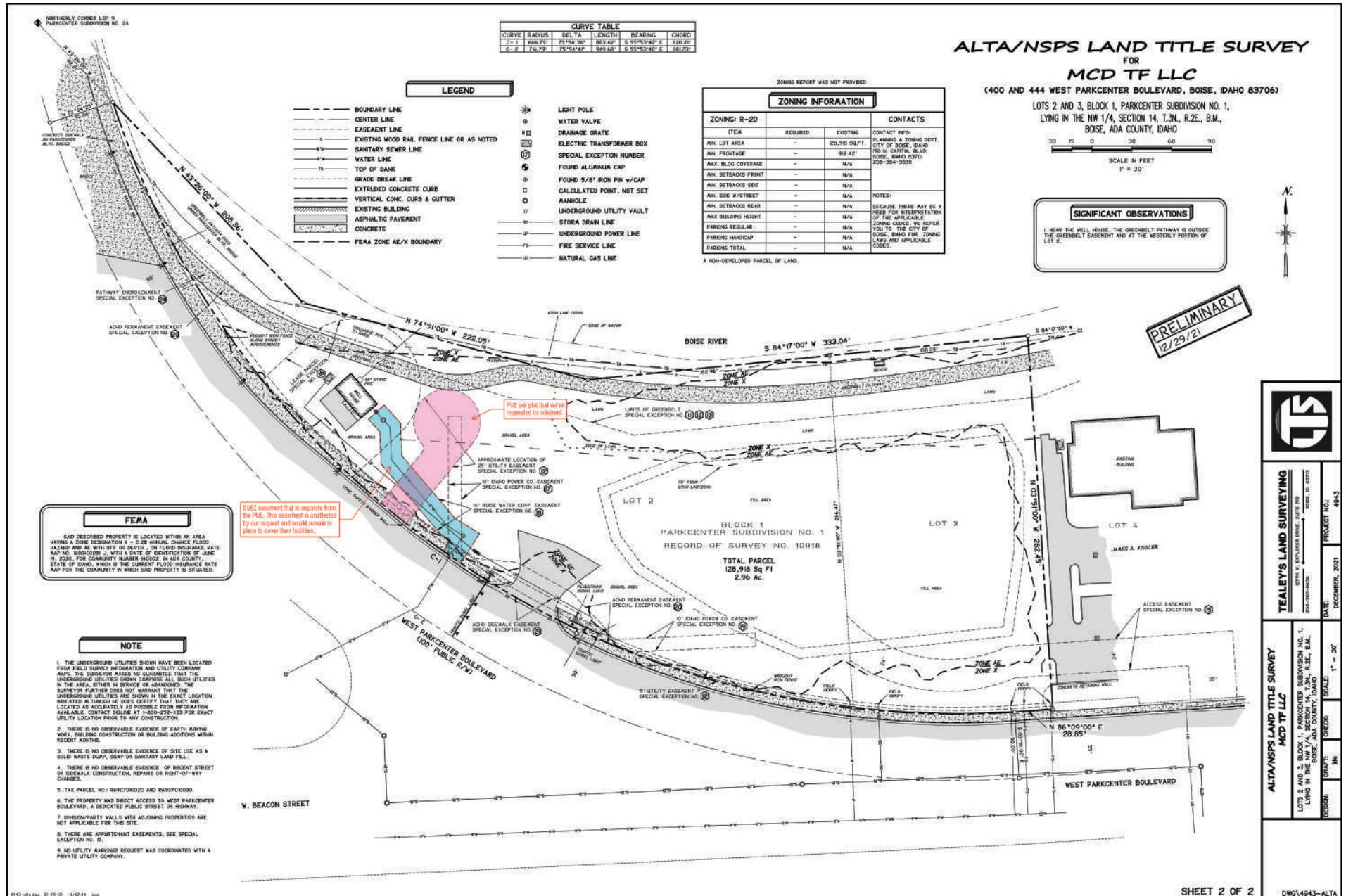
- Utilities to site
- Signalized intersection
- MX-3 zoning ([click here](#))
- Rare, riverfront development site
- +/- 765 feet of Boise River frontage
- Direct access to the Boise Greenbelt
- One of the last buildable river parcels in Boise



Property Photos



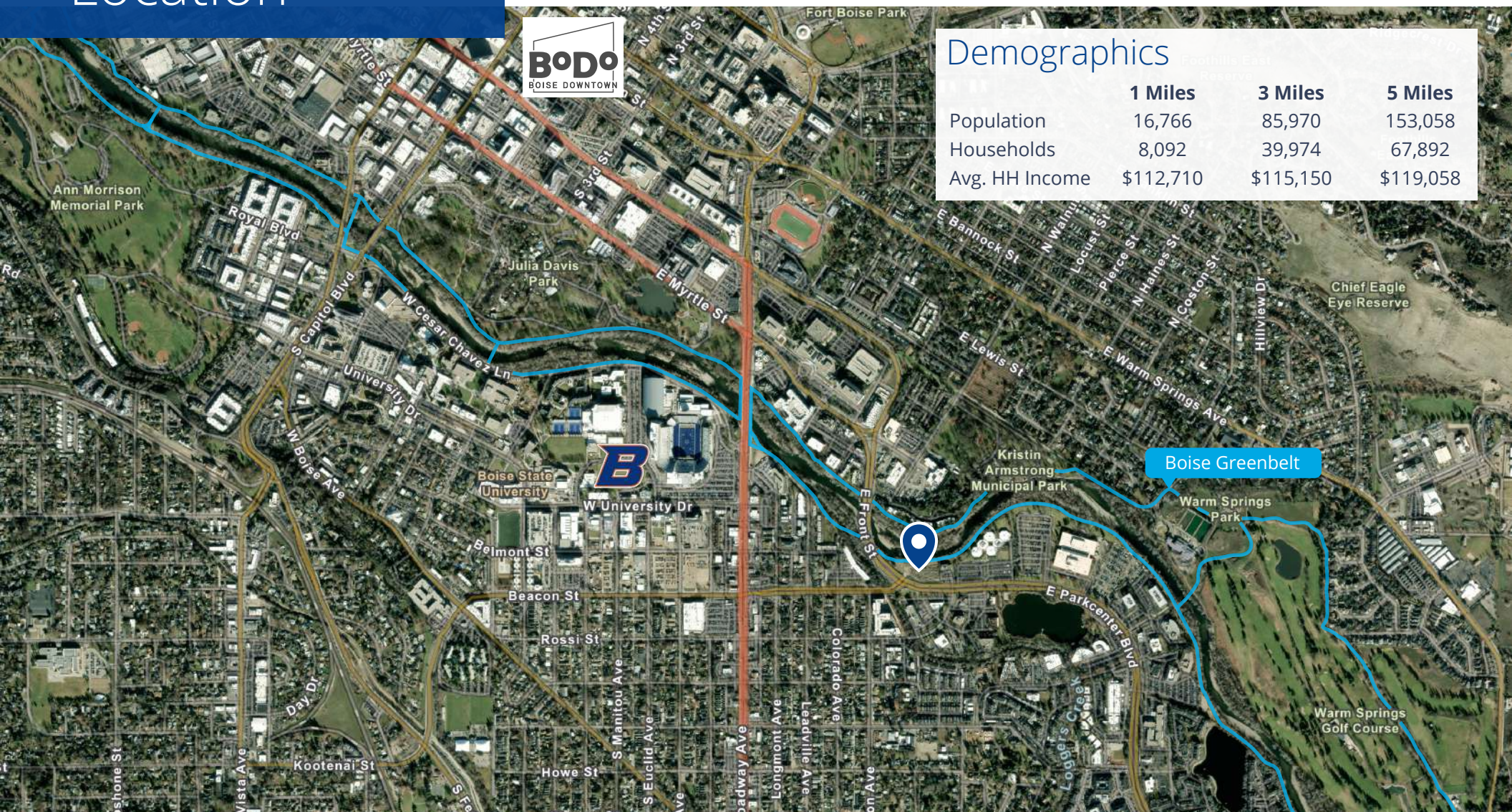
Survey





BODO
BOISE DOWNTOWN

	1 Miles	3 Miles	5 Miles
Population	16,766	85,970	153,058
Households	8,092	39,974	67,892
Avg. HH Income	\$112,710	\$115,150	\$119,058



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