

# TOK

COMMERCIAL

# 1776 NORTH MITCHELL ST

LAND FOR SALE | BOISE ID, 83704



**JOHN STEVENS, CCIM**

208.947.0814

john@tokcommercial.com

Prime commercial land

Central & Convenient Location - located just off Fairview Avenue, with proximity to major commuter routes and strong local traffic.

Strong Surrounding Uses - situated behind Washington Federal Bank and adjacent to existing professional offices (dental, chiropractic), adding to the built-in demand for commercial services.

5 minute drive to I-84 Curtis Road / Fairview exit.

**PROPERTY SIZE**

0.313 Acres

**SALE PRICE**

\$124,000

**PRICE/SF**

\$9.09 SF

**ZONING**

MX-3

**SUBMARKET**

West Boise

**2024 TAX AMOUNT**

\$1,122.98

CONTACT



HIGHLIGHTS



DETAILS



UPDATED: 12.12.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

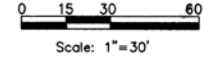
**TOKCOMMERCIAL.COM**

# SURVEY

## Exeter Center Subdivision

A PART OF THE SW 1/4 SE 1/4, SEC. 2, T 3 N, R 1 E, B.M.  
BOISE, ADA COUNTY, IDAHO  
2002

S. 1/64 COR.  
C. 2

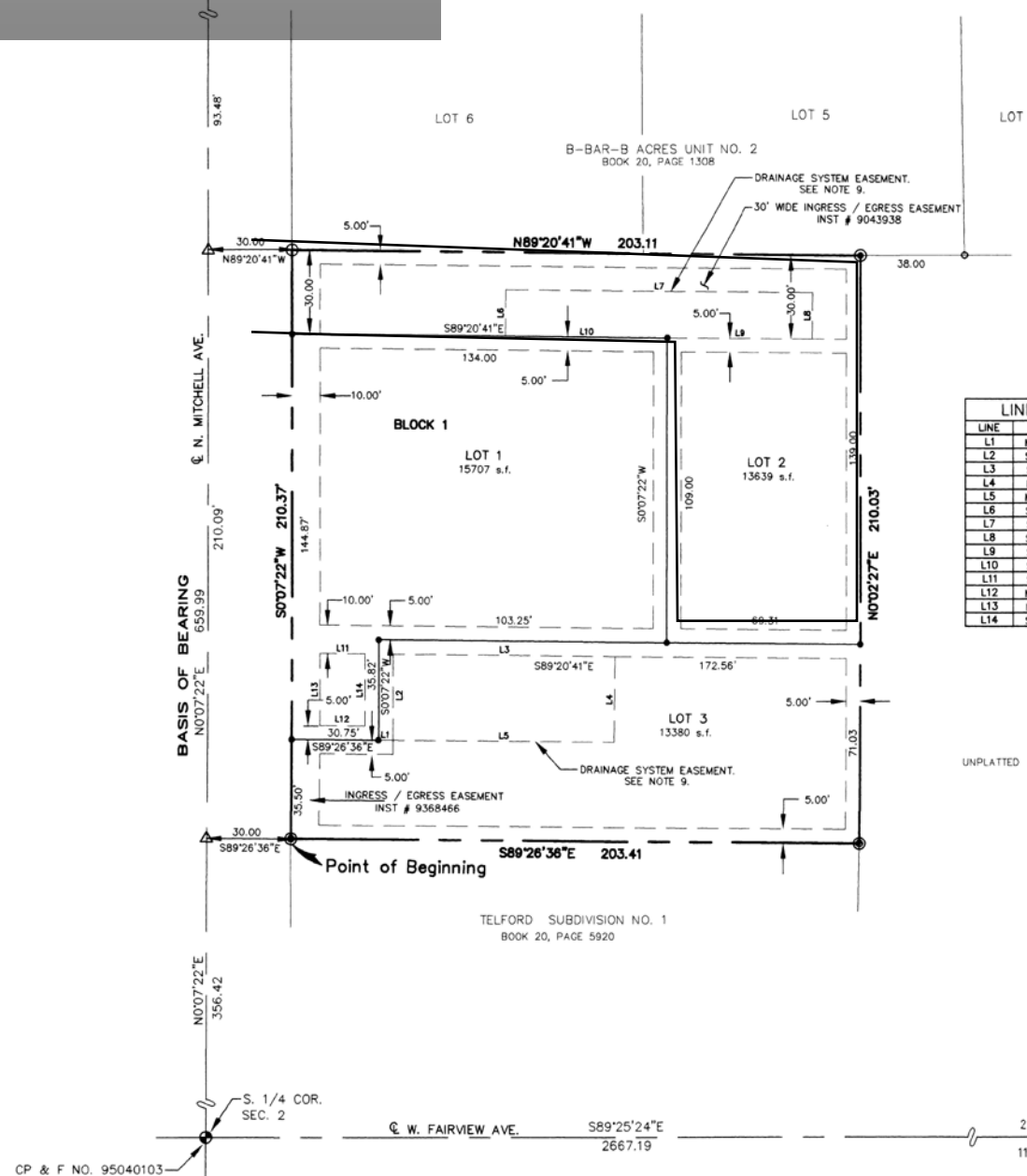


### LEGEND

- ⊕ Found brass cap monument
- ⊕ Found aluminum cap monument
- ⊕ Set 5/8 inch dia. x 30 inch iron pin w/yellow cap
- ⊕ Found 5/8 inch dia. iron pin
- Set 1/2 inch dia. x 24 inch iron pin w/yellow cap
- Found 1/2 inch dia. iron pin
- △ Calculated point
- Property boundary line
- Utility, drainage, irrigation and sewer service line easement. Unless otherwise noted widths shall be:  
10 feet along Mitchell Ave.  
5 feet on each side of interior lot lines

LINE	BEARING	LENGTH
L1	N89°26'36"W	5.56
L2	S00°06'08"W	30.89
L3	S89°20'41"E	79.72
L4	N00°39'19"E	30.75
L5	N89°26'36"W	79.38
L6	S00°39'19"W	16.50
L7	S89°20'41"E	110.00
L8	S00°39'19"W	16.50
L9	S89°20'41"E	51.90
L10	S89°20'41"E	58.10
L11	S89°20'41"E	15.90
L12	N89°26'36"W	15.90
L13	N00°06'08"E	25.93
L14	S00°06'08"W	25.90

- NOTES:
- Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of the re-subdivision.
  - All lot lines common to public right-of-way and the exterior boundary of Exeter Center Subdivision have a 10 foot permanent utilities drainage and irrigation easement, unless otherwise dimensioned. However, this shall not preclude the construction of proper hard surfaced driveways for access to each individual lot.
  - A 10-foot wide permanent street light easement is hereby designated for the benefit of Boise City to be adjacent to all lot lines common to public road right-of-way.
  - The Developer and/or Owner shall comply with Idaho Code Section 31-3805 or its provisions that may apply to irrigation rights.
  - Minimum building setback lines shall be in accordance with the zoning ordinance at the time of issuance of the building permit or as specifically approved by CUP00-00028. All lot, parcel and tract sizes shall meet dimensional standards as established in the zoning ordinance or as specifically approved by CUP00-00028.
  - The development of this property shall be in compliance with zoning ordinance or as specifically approved by CUP00-00028.
  - Lot 1 shall not have direct access to N. Mitchell Ave.
  - Owners of Lots 1, 2 & 3 shall be responsible for sharing the maintenance costs of all paved parking area. See Declaration of Covenants, Conditions and Restrictions for Exeter Center Subdivision Article 3, recorded May 17, 2002 as Instrument Number 1020057007.
  - Drainage easement shall be for the benefit of lots 1, 2, & 3 of BLOCK 1. Said easement shall remain free of obstructions which may adversely affect the operation & maintenance of the drainage system.



UNPLATTED



**Earl & Associates, Inc.**  
Surveyors, Engineers & Planners

314 Badiola St. • Caldwell, ID  
(208) 454-0256  
(208) 454-0979 Fax  
AU1899002.DWG 7/8/02  
SHEET 1 of 2



UPDATED: 12.12.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

# AERIAL VIEW

**TOK**  
COMMERCIAL



UPDATED: 12.12.2025

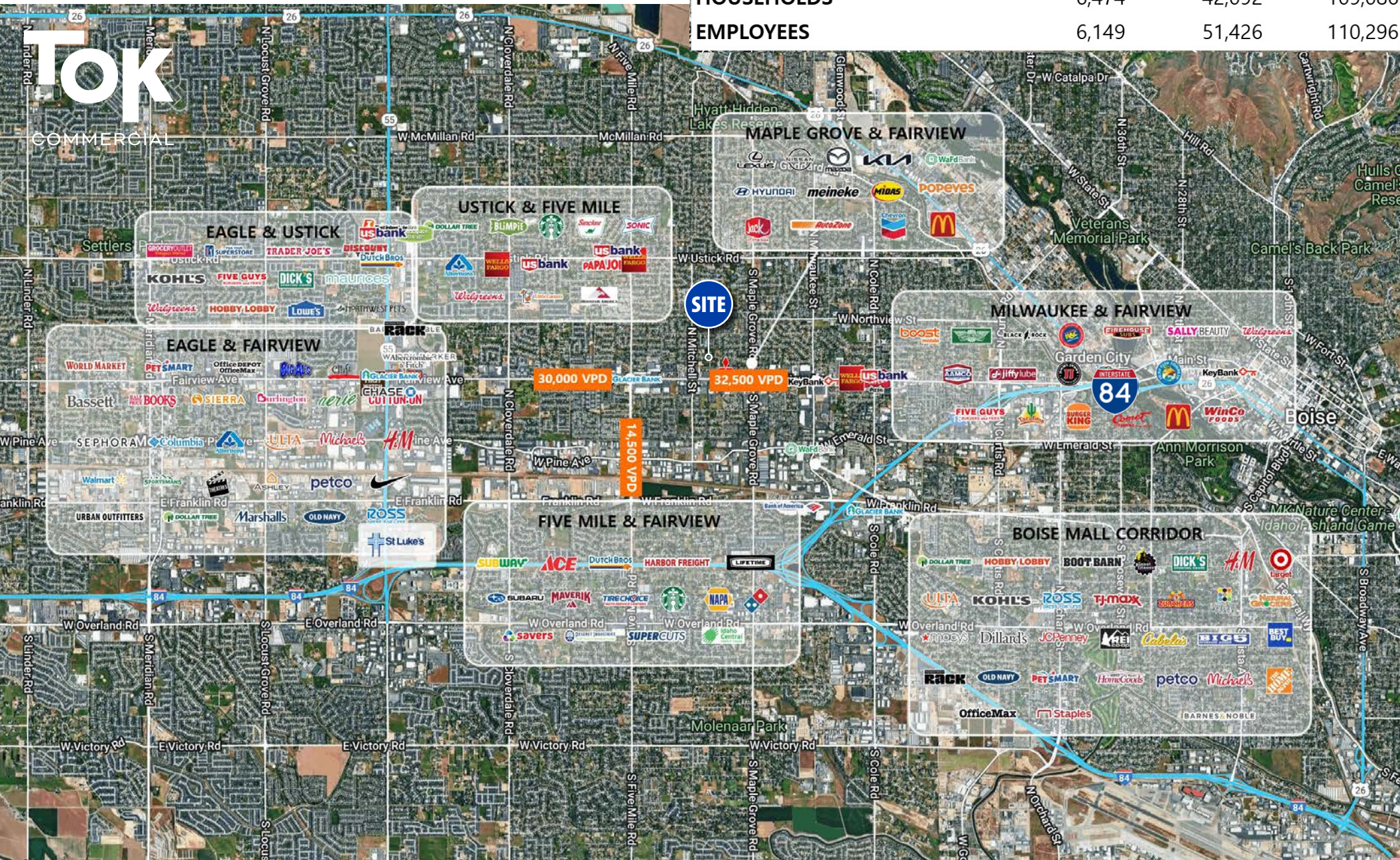
THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

**TOK**COMMERCIAL.COM

# RETAIL MAP

**TOK**  
COMMERCIAL

	1 Mi.	3 Mi.	5 Mi.
POPULATION	15,277	103,073	262,126
AVG HH INCOME	\$80,235	\$102,986	\$112,633
HOUSEHOLDS	6,474	42,092	109,086
EMPLOYEES	6,149	51,426	110,296



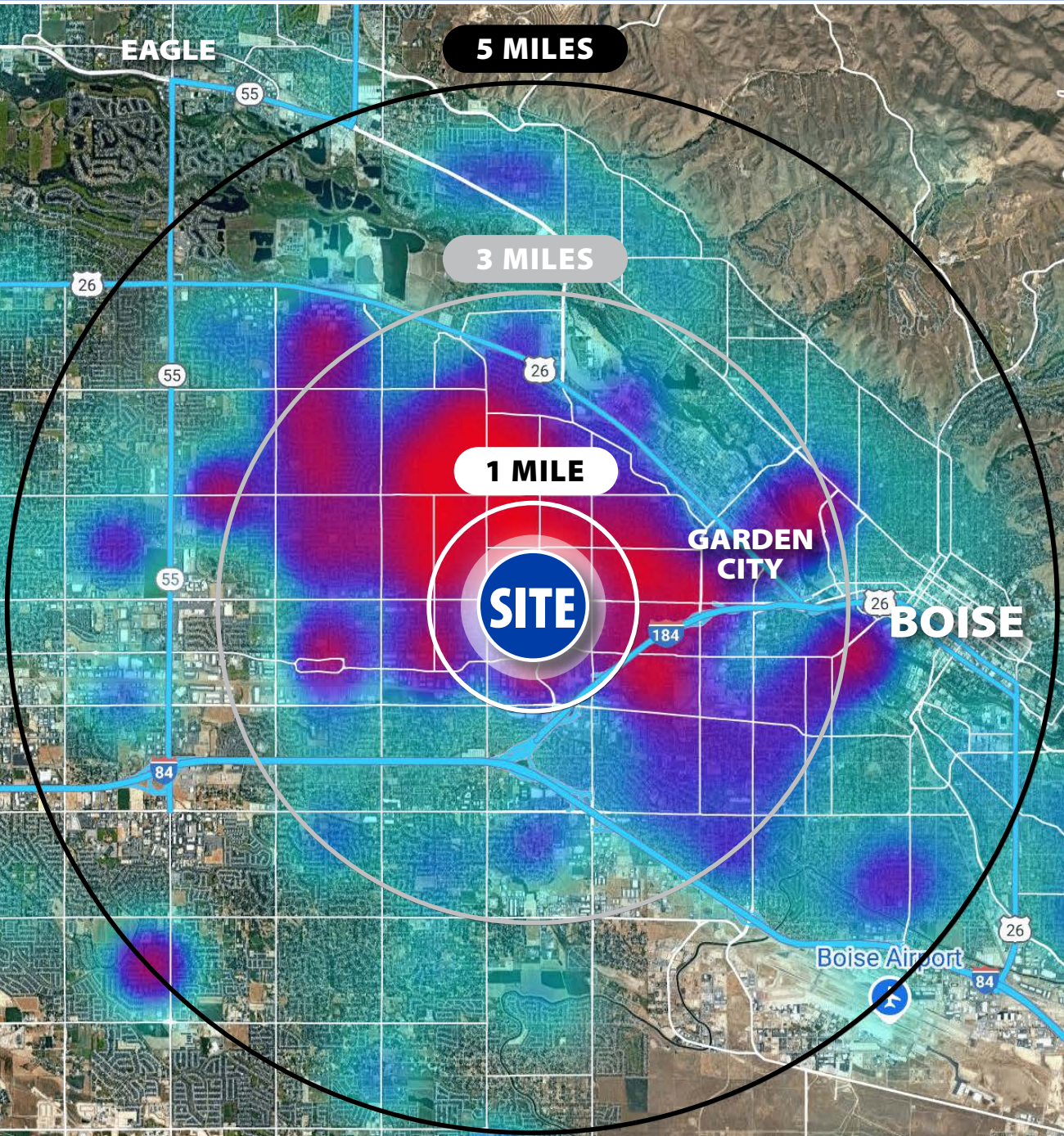
UPDATED: 12.12.2025

THIS PROPERTY IS EXCLUSIVELY MARKETING BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

OVER  
**584,000**  
VISITORS  
PER YEAR

PRIMARY  
**VISITOR  
ORIGINS**

-  HIGH SCORE
-  MODERATE TO HIGH
-  MODERATE SCORE
-  LOW TO MODERATE
-  LOW SCORE



UPDATED: 12.12.2025

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK BOISE LLC DBA TOK COMMERCIAL  
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.