

# PROPERTY FOR SALE

## 7132 N GARDNER LN

BOISE, IDAHO 83714



### PROPERTY OVERVIEW

Prime Boise redevelopment opportunity on the State Street Corridor. This .54-acre property is ideally positioned just off State Street in a high-demand growth area surrounded by commercial and multifamily development.

### PROPERTY HIGHLIGHTS

- R-2 Zoning
- High-traffic/High-visibility
- Surrounded by development
- Possible Commercial Use (w/City Approval)
- Small Shop (as-is)
- Manufactured Home (as-is)
- POTENTIAL SELLER FINANCING

### ECONOMIC DATA

**SALE PRICE: \$475,000**

### PROPERTY INFORMATION

**COUNTY: ADA**  
**SUBMARKET: WEST BOISE**

### LISTING DATA

**Site Area: .54 Acres**  
**Zoning: R-2 (Multi-Family)**  
**Land Sq Feet: 23,522sf**

*All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.*

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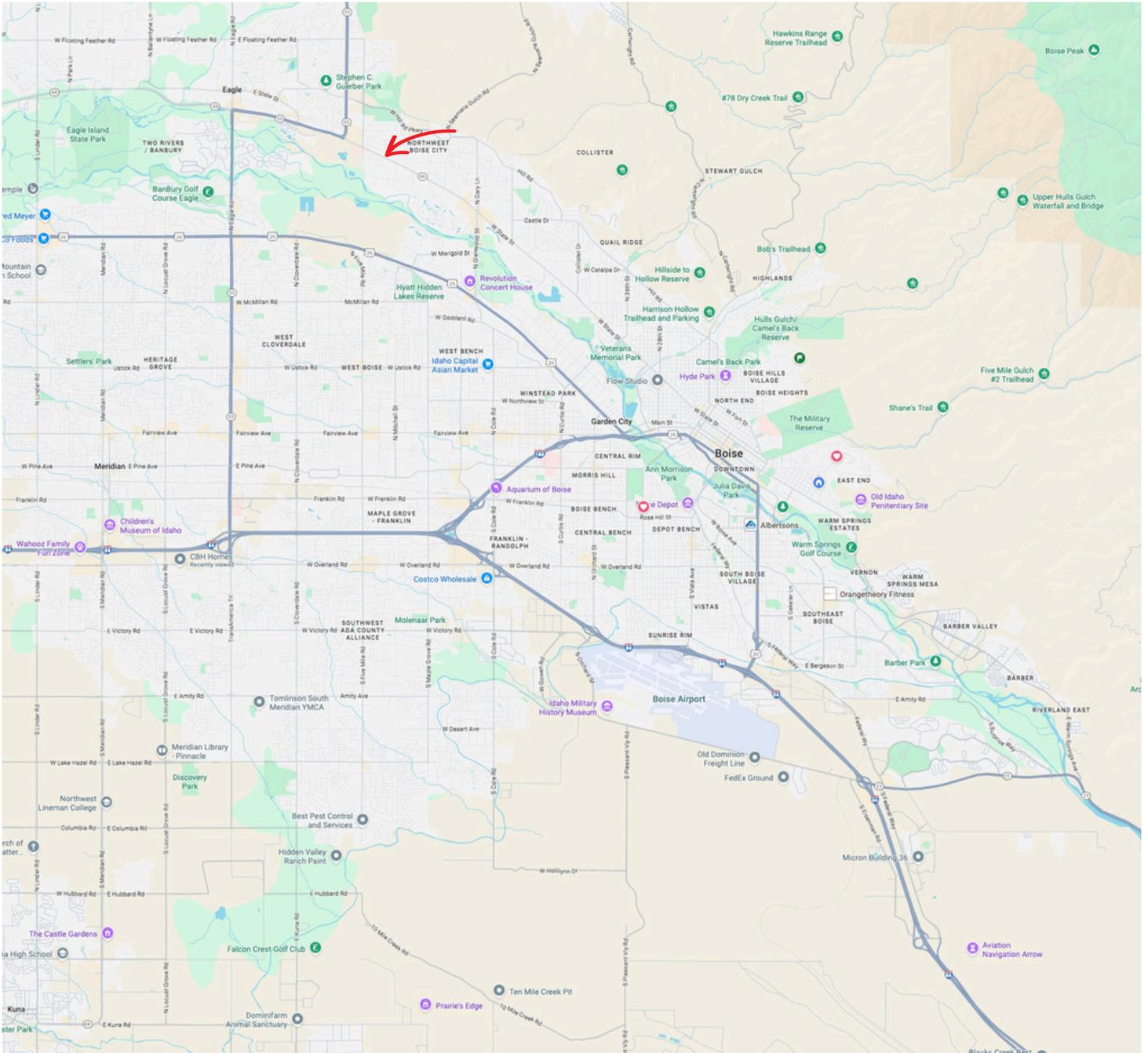




# COMMERCIAL PROPERTY FOR SALE

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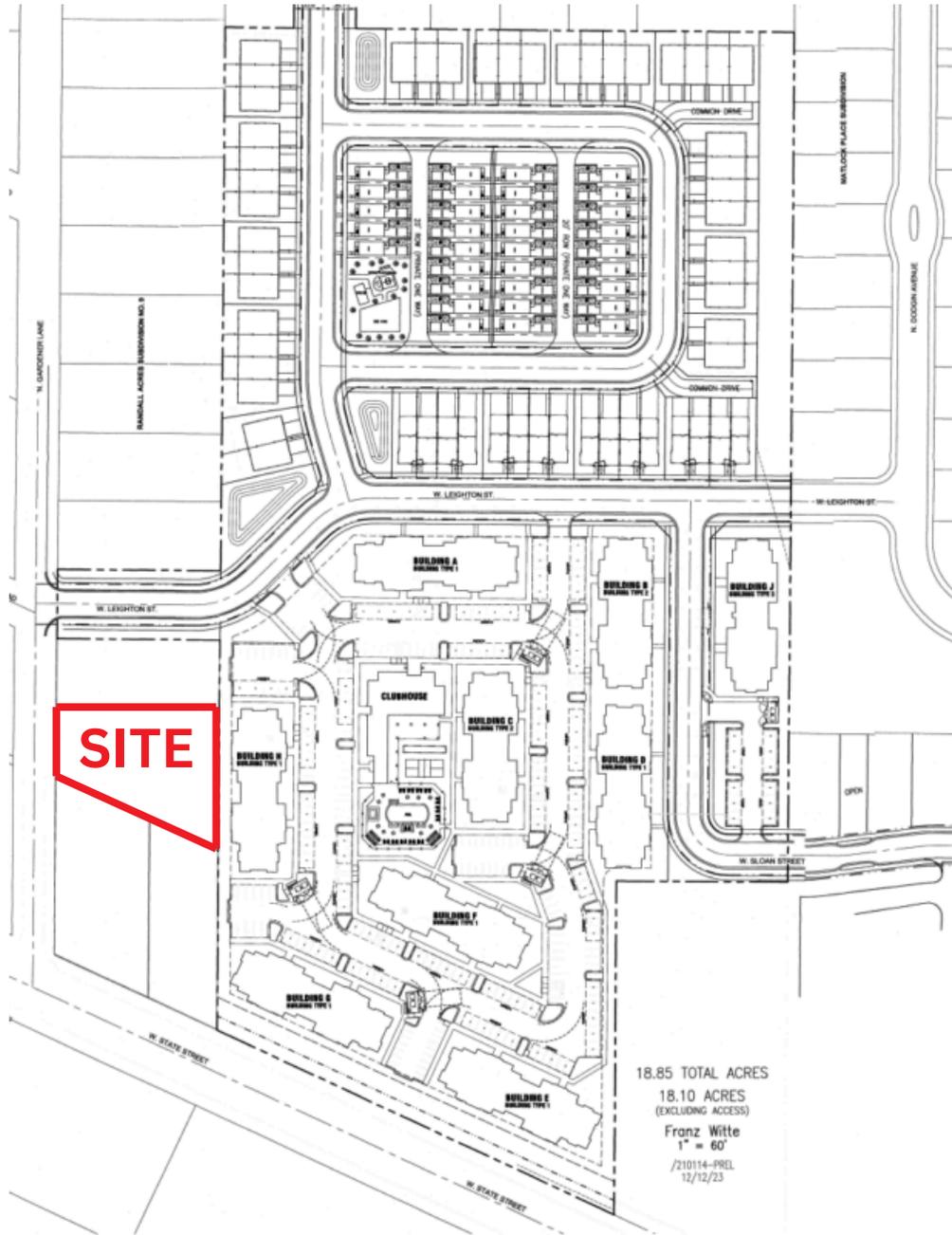
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## Planned CBH Development



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