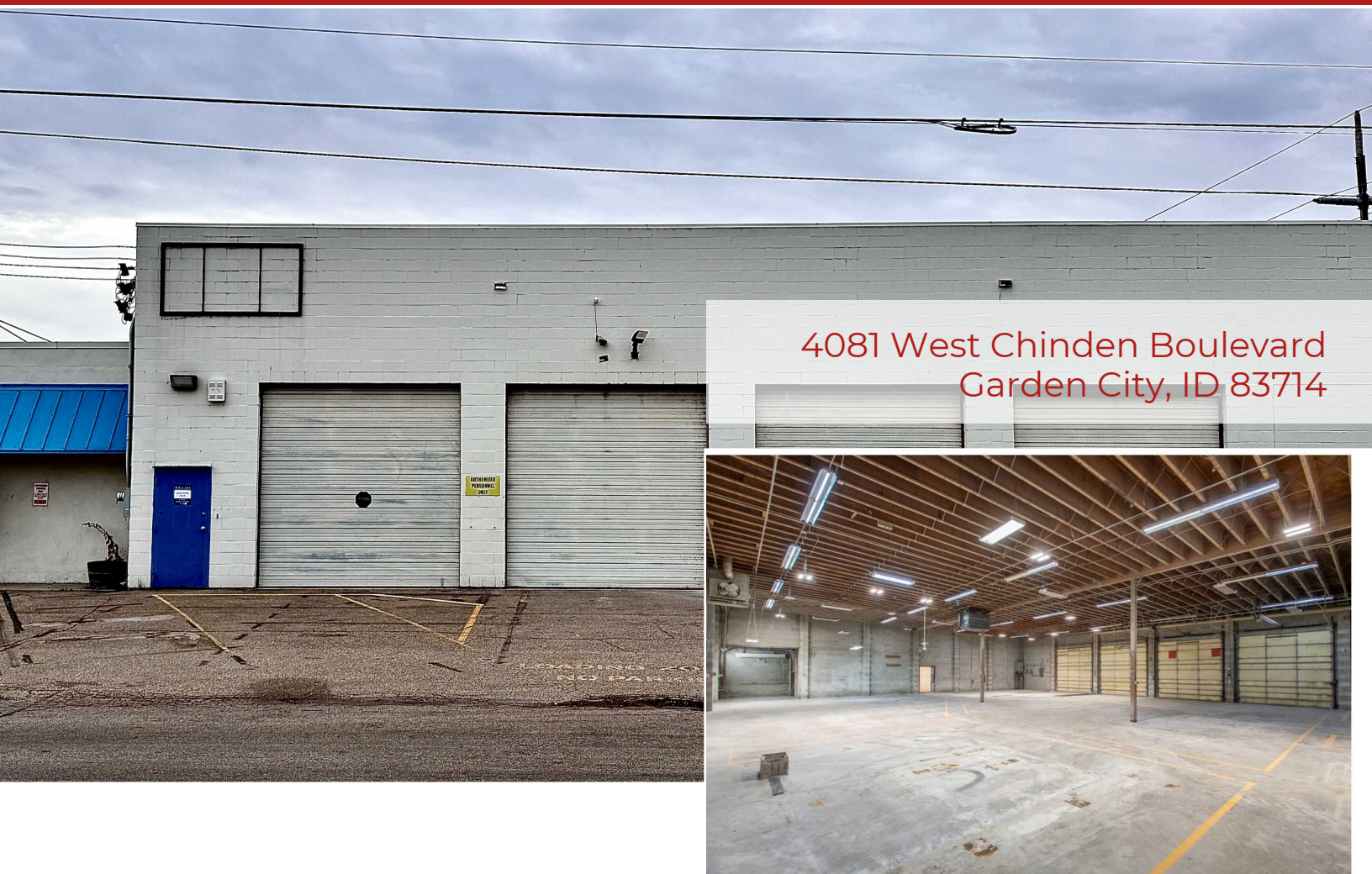


FOR SALE

4081 W Chinden Blvd



4081 West Chinden Boulevard
Garden City, ID 83714

Property Description

7,736 SF Warehouse with office/showroom in bustling Garden City, ID. Contains two separate restrooms and a break room. Property includes a separate storage container, shed and has a small fenced in gated yard.

Zoning: C1

Location Description

The Property is located one block East of the intersection of Curtis & Chinden Boulevard.

Highlights

Building Size: 7,736 SF

Price: \$1,700,000

Type: Industrial

EXECUTIVE SUMMARY

4081 W Chinden Blvd

4081 West Chinden Boulevard | Garden City, ID 83714



OFFERING SUMMARY

PRICE:	\$1,700,000
BUILDING SF:	7,736
PRICE / SF:	\$277
LOT SIZE:	0.34 Acres
WAREHOUSE SF:	5,609
DOCK DOORS:	1
GRADE DOORS:	4 (12')
CLEAR HEIGHT:	16"
POWER:	3 Phase 400 Amp
YARD:	yes
YEAR BUILT:	1947

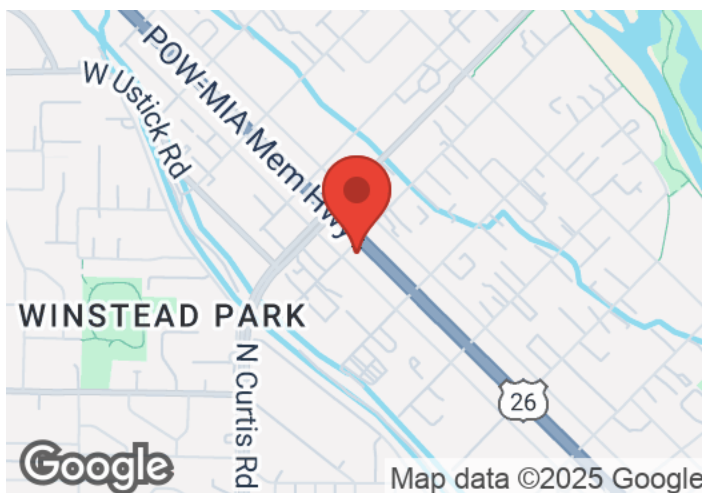
PROPERTY OVERVIEW

Fantastic property located right in the heart of Garden City.

Roof is 8 years old.

Heat throughout. AC in showroom area only.

Commercial lockbox located on main entrance.



PROPERTY PHOTOS

4081 W Chinden Blvd

4081 West Chinden Boulevard | Garden City, ID 83714



PROPERTY PHOTOS

4081 W Chinden Blvd

4081 West Chinden Boulevard | Garden City, ID 83714



PROPERTY PHOTOS

4081 W Chinden Blvd

4081 West Chinden Boulevard | Garden City, ID 83714



PROPERTY PHOTOS

4081 W Chinden Blvd

4081 West Chinden Boulevard | Garden City, ID 83714



PROPERTY PHOTOS

4081 W Chinden Blvd

4081 West Chinden Boulevard | Garden City, ID 83714



PROPERTY PHOTOS

4081 W Chinden Blvd

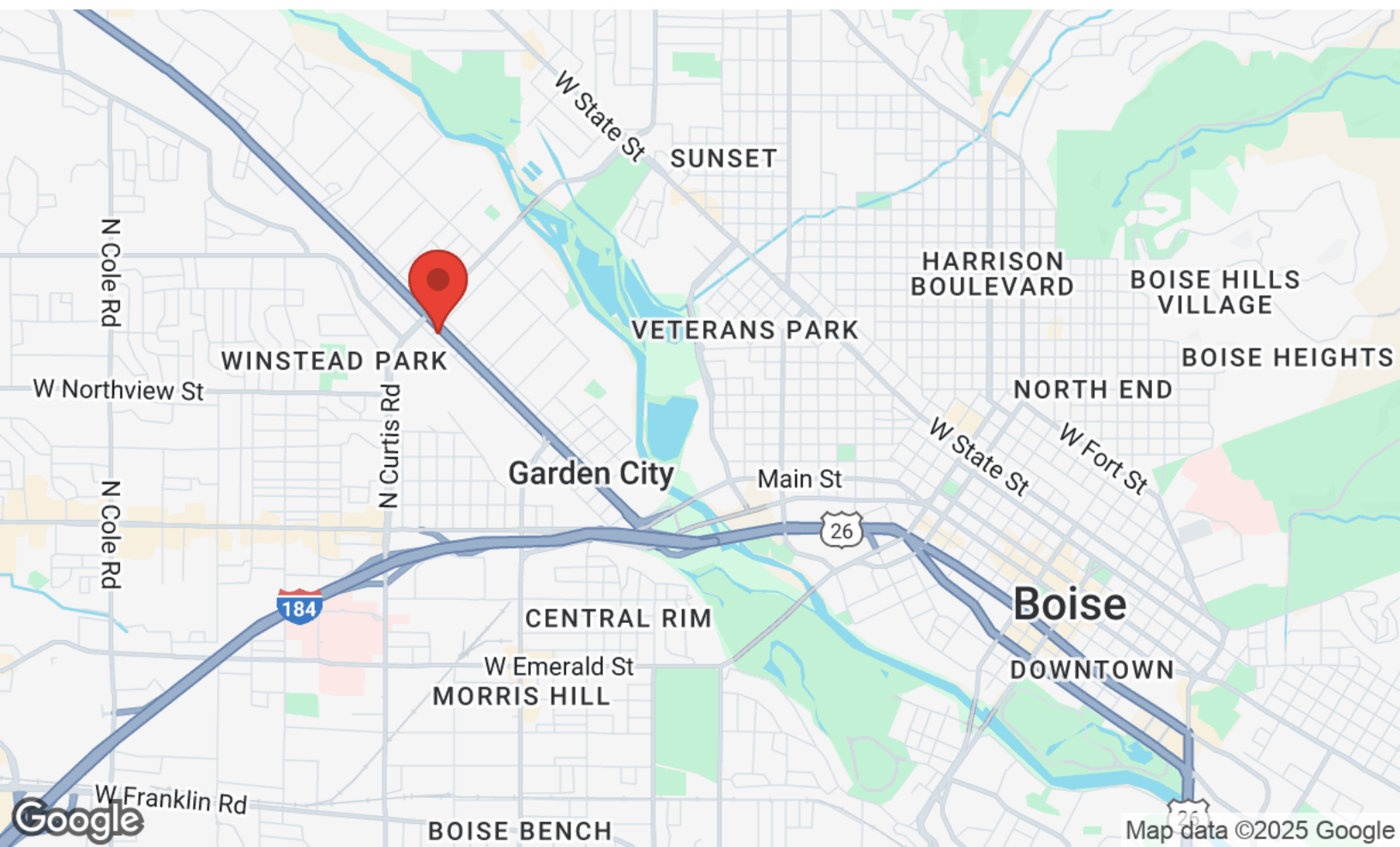
4081 West Chinden Boulevard | Garden City, ID 83714



LOCATION MAPS

4081 W Chinden Blvd

4081 West Chinden Boulevard | Garden City, ID 83714



AERIAL MAP

4081 W Chinden Blvd

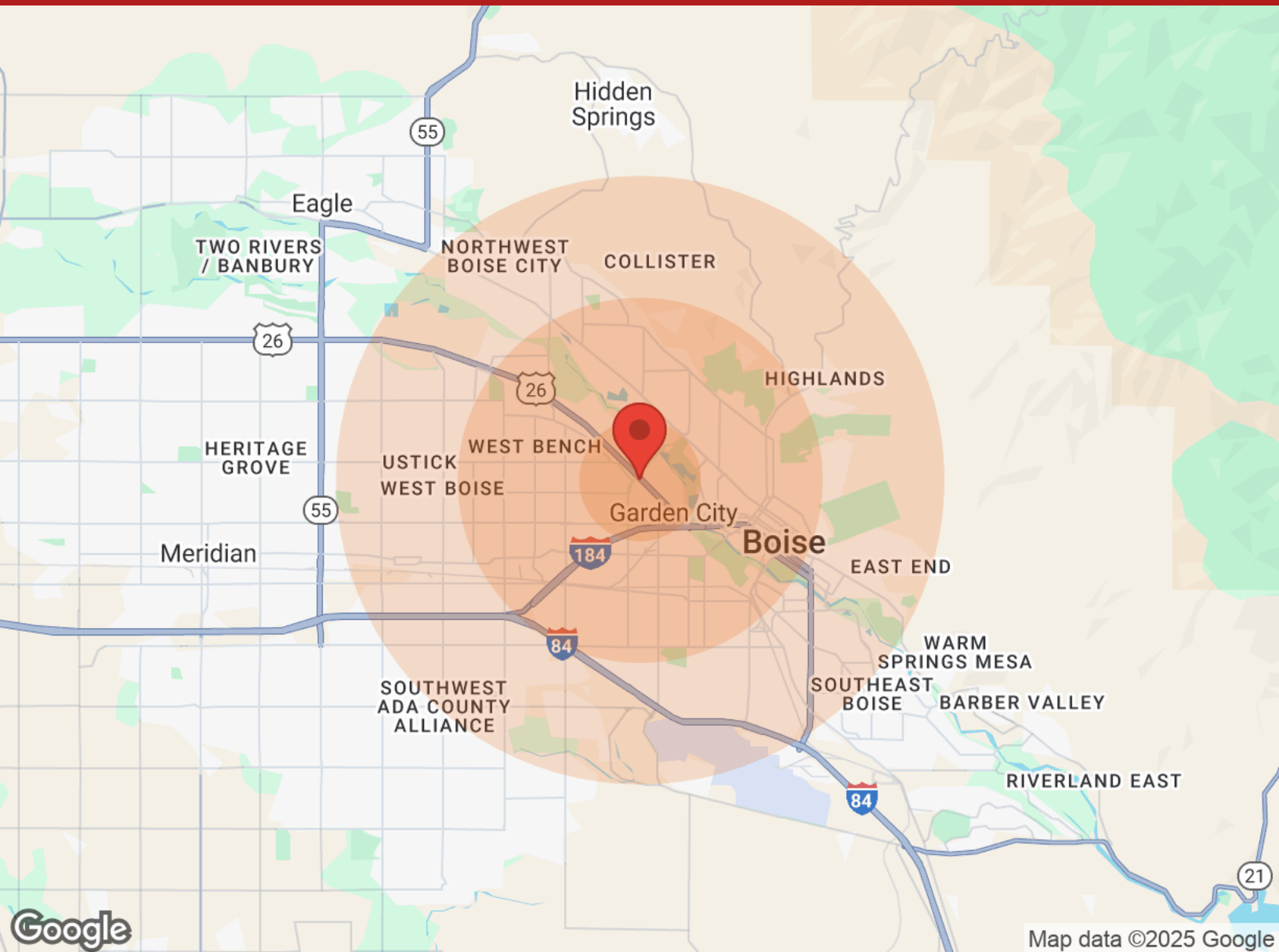
4081 West Chinden Boulevard | Garden City, ID 83714



DEMOGRAPHICS

4081 W Chinden Blvd

4081 West Chinden Boulevard | Garden City, ID 83714



Population	1 Mile	3 Miles	5 Miles
Male	7,746	51,329	102,173
Female	7,812	52,472	104,453
Total Population	15,558	103,801	206,626

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,051	19,447	39,266
Ages 15-24	1,860	11,742	24,947
Ages 25-54	6,792	45,810	86,548
Ages 55-64	1,688	12,219	25,215
Ages 65+	2,167	14,583	30,650

Race	1 Mile	3 Miles	5 Miles
White	13,226	93,868	189,882
Black	382	1,554	2,119
Am In/AK Nat	30	187	301
Hawaiian	7	25	73
Hispanic	1,909	9,010	14,849
Multi-Racial	3,090	13,080	21,284

Income	1 Mile	3 Miles	5 Miles
Median	\$38,783	\$39,290	\$44,372
< \$15,000	1,282	7,515	11,394
\$15,000-\$24,999	970	5,803	9,572
\$25,000-\$34,999	948	6,266	11,478
\$35,000-\$49,999	1,287	7,881	14,063
\$50,000-\$74,999	1,155	8,535	17,434
\$75,000-\$99,999	465	4,106	10,019
\$100,000-\$149,999	557	3,910	8,875
\$150,000-\$199,999	142	871	2,421
> \$200,000	9	544	2,139

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,340	49,663	94,829
Occupied	6,680	45,410	87,270
Owner Occupied	2,948	23,678	51,589
Renter Occupied	3,732	21,732	35,681
Vacant	660	4,253	7,559