



2304-2320 W MAIN STREET BOISE IDAHO

PROPERTY DESCRIPTION

Discover an exceptional commercial opportunity with this expansive .83-acre property for \$3,499,000. Featuring two standalone buildings with prime street exposure on both 23rd and 24th Street, this site provides versatility, functionality, and outstanding potential for a wide range of mixed-use or commercial business operations.

The main building on 23rd St. spans 3,440 sq. ft. and is well-suited for office, retail, or mixed-use applications. Directly behind it, a 3,300 sq. ft. shop on 24th St. offers substantial space for storage, production, equipment, or workshop needs.

With generous square footage, flexible MX-3 development zoning, and a strategic dual-access layout, this property is perfectly positioned for an owner-user, investor, or business looking to expand. Don't miss the opportunity to secure a rare multi-building commercial holding in a highly accessible location.

Offering Summary

Sale Price:	\$3,499,000
Available SF:	6,740 SF
Lot Size:	0.83 Acres
Land Development:	MX-3 Zoning



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KW Commercial

Tricia Callies

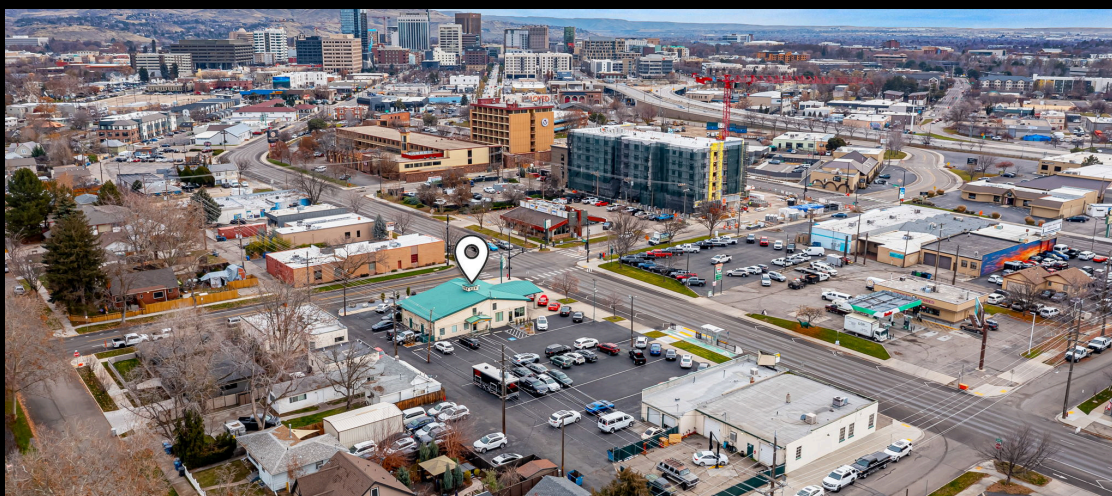
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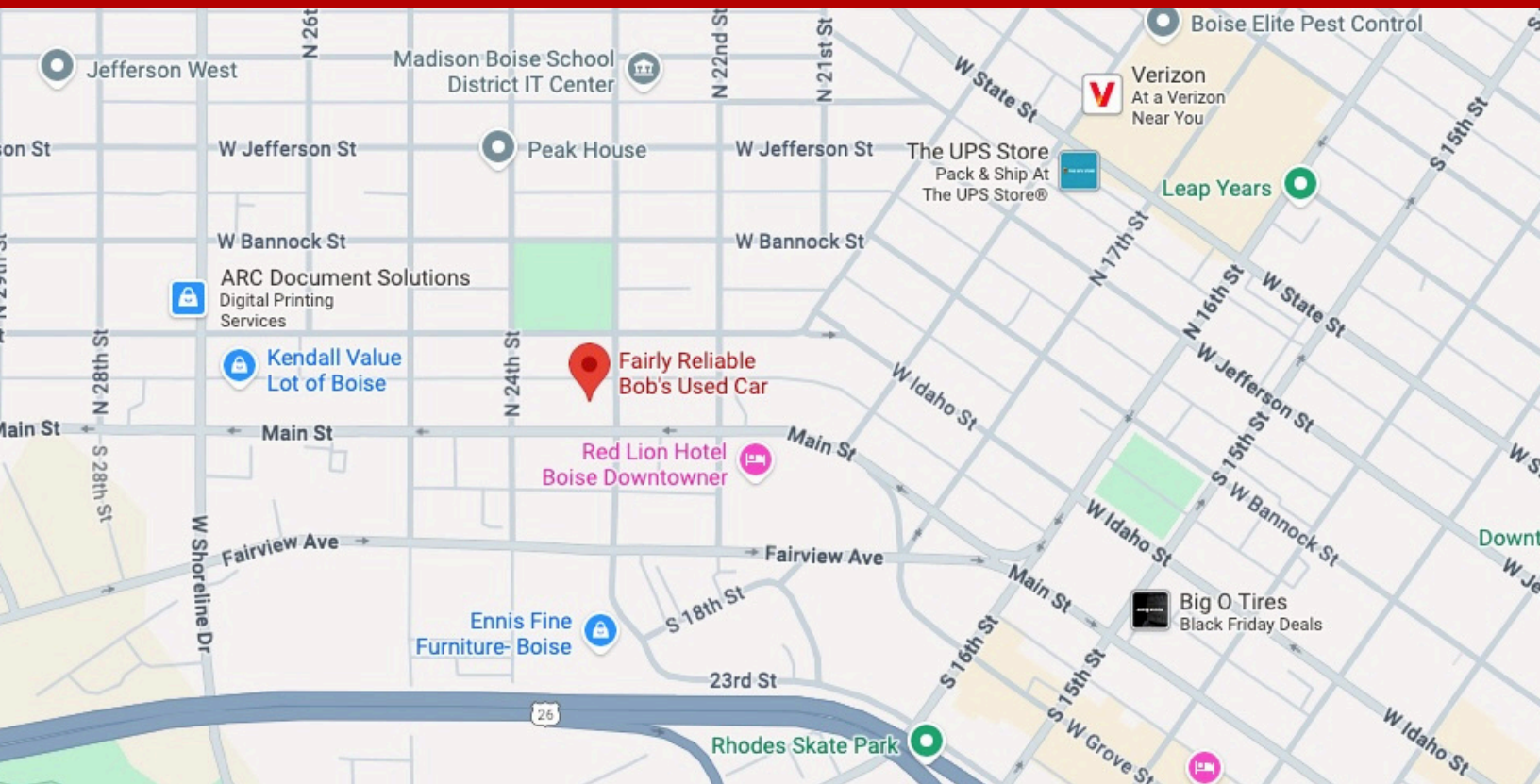
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LIVING IN THE TREASURE VALLEY

Backed by beautiful mountains, blessed with over 200 days of sunny weather and an unemployment rate of 2.8% the Treasure Valley is earning national acclaim like no other mid-sized city in America. It is consistently ranked by Forbes, The Wall Street Journal, Livability and Inc. Magazine as one of the best places in the U.S. to live and work. Our unbelievable quality of life has attracted a thriving mix of agribusiness, high tech and manufacturing industries along with a young, educated workforce to support them. The Boise Foothills provide over 135 miles of unmatched mountain biking and hiking trails expanding to Bogus Basin Ski Area. A beautiful greenbelt system runs from Lucky Peak Reservoir through Boise, 25 miles, along the Boise River and ending in Eagle, ID.

Location Details

County	Ada
Signal Intersection	No



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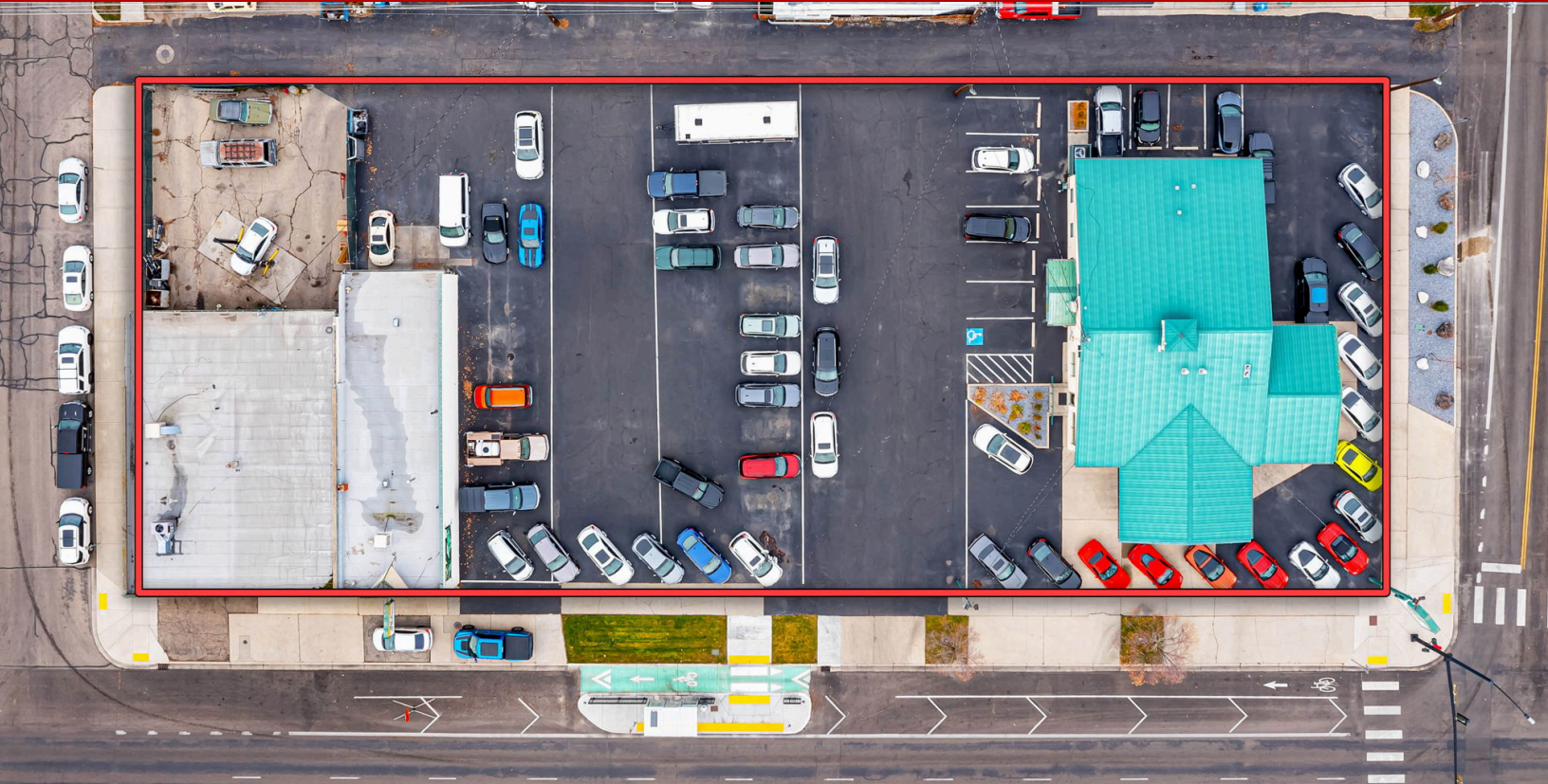
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Property Overview

Subdivision	Fairview Add
County	Ada
Property Type	Residential & Commercial
Land Use	Residential general single, commercial general
Flood Risk	Minimal
Construction Features	Roof framing, roof cover deck, cabinet millwork, floor finish, air conditioning, interior finish, bathroom tile



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