

FOR SALE
FLEX INDUSTRIAL

106 & 112 West 36th Street

GARDEN CITY, ID 83705

STARK
ACCELERATORS
COMMERCIAL REAL ESTATE

8,000± SF & 8,112 ± SF FLEX BUILDINGS AVAILABLE—16,112± SF TOTAL



PROPERTY HIGHLIGHTS

- Located just off the northwest corner of West 36th Street/ N Orchard Street and West Chinden Blvd. (Hwy 26) in Garden City
- Traffic Count of 29,000 Vehicles per day on West Chinden Blvd.
- 40 Parking Stalls
- Parcels: R2734511587
R2734511582
R2734511578

PROPERTY DESCRIPTION

- 106 West 36th Street is 8,112 SF with 3 Offices, 2-12'hx12'w Grades, 15' Ceiling, 120/240 V 208 3 Phase 200 Amp Power, Built in 1962
- 112 West 36th Street is 8,000 SF multi-tenant building with 3 -10'hx10'w Grades, Built in 1972 with 11' Clear height
- Value Add Opportunity—Below Market Rental rates
- Excellent Building Signage on West 36th Street

OFFERING SUMMARY

BUILDINGS TOTAL	TOTAL ACRES
16,112± SF	.775± Acres
SALE PRICE	PARKING RATIO
\$2,999,900	4.028/1,000
ZONING	SHOWINGS
C2	Lockboxes



TYLER MOYER
Cell: 208-891-7015

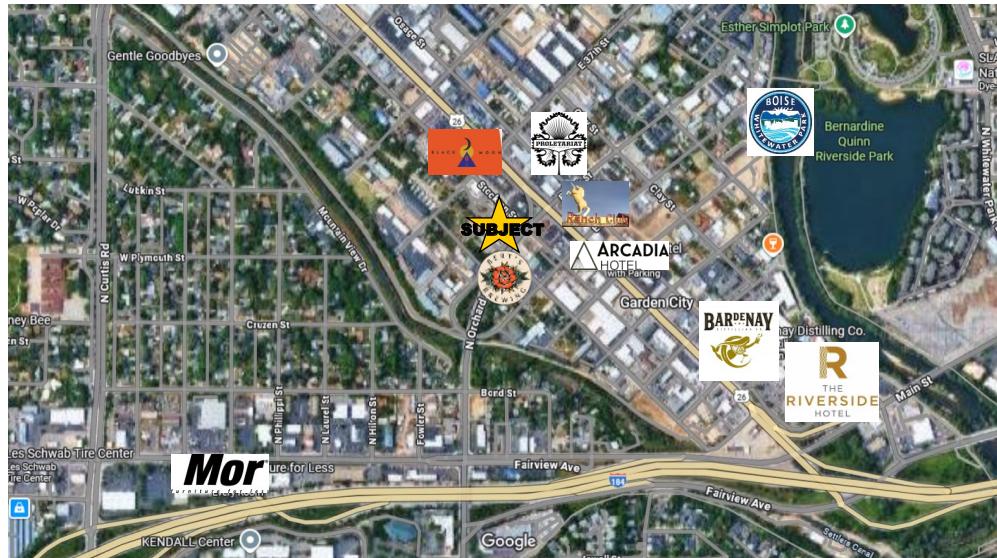
SAWYER PRICE
Cell: 208-982-9598

KEN STARK
Office: 208-722-2400

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 3100 Lakeharbor Lane #166, Boise, ID 83703

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