

**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 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

### 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

### 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**

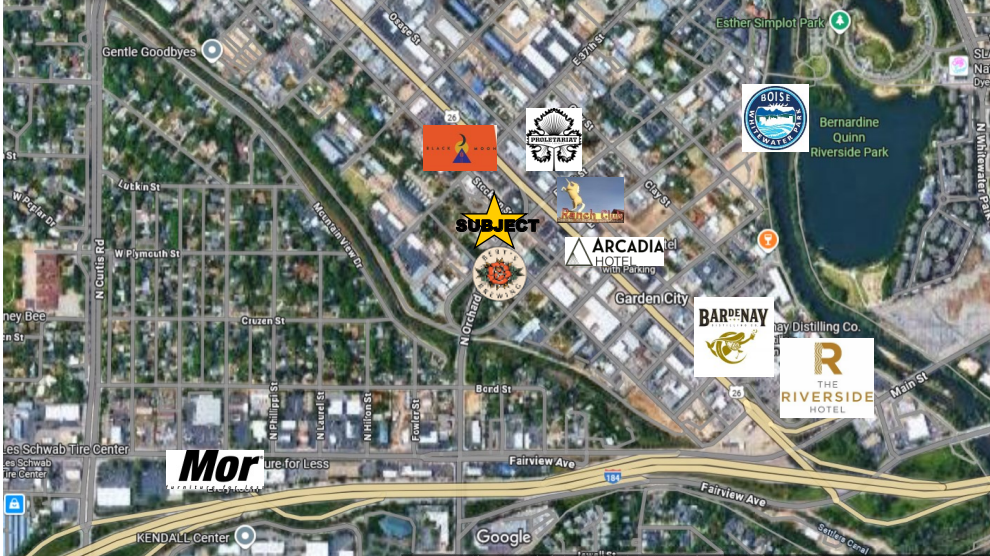
**SAWYER PRICE**  
Cell: **208-982-9598**

**KEN STARK**  
Office: **208-722-2400**

**FOR SALE**  
**FLEX INDUSTRIAL**

**106 & 112 West 36th Street**  
**GARDEN CITY, ID 83705**

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



- 1 Mile from I-184
- 2 Miles from Downtown Boise
- 5.2 Miles from Boise Airport



**TYLER MOYER**  
Cell: **208-891-7015**

**SAWYER PRICE**  
Cell: **208-982-9598**

**KEN STARK**  
Office: **208-722-2400**

**STARK**  
**ACCELERATORS**  
COMMERCIAL REAL ESTATE



[WWW.STARK.REALESTATE](http://WWW.STARK.REALESTATE)



3100 Lakeharbor Lane #166, Boise, ID 83703

Although all information is obtained from sources deemed reliable, we make no guarantee, warranty, expressed or implied, or representation as to the accuracy of content or other conditions, prior sales, leasing, financing, or withdrawals without notice.