

FOR SALE

5003 Alworth Street

Garden City, ID | 83714

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Colliers

SITE

Boise River

Sawyer Ave

E 50th St

N Adams St

Mountain View Dr

N Cole Rd

Property Details

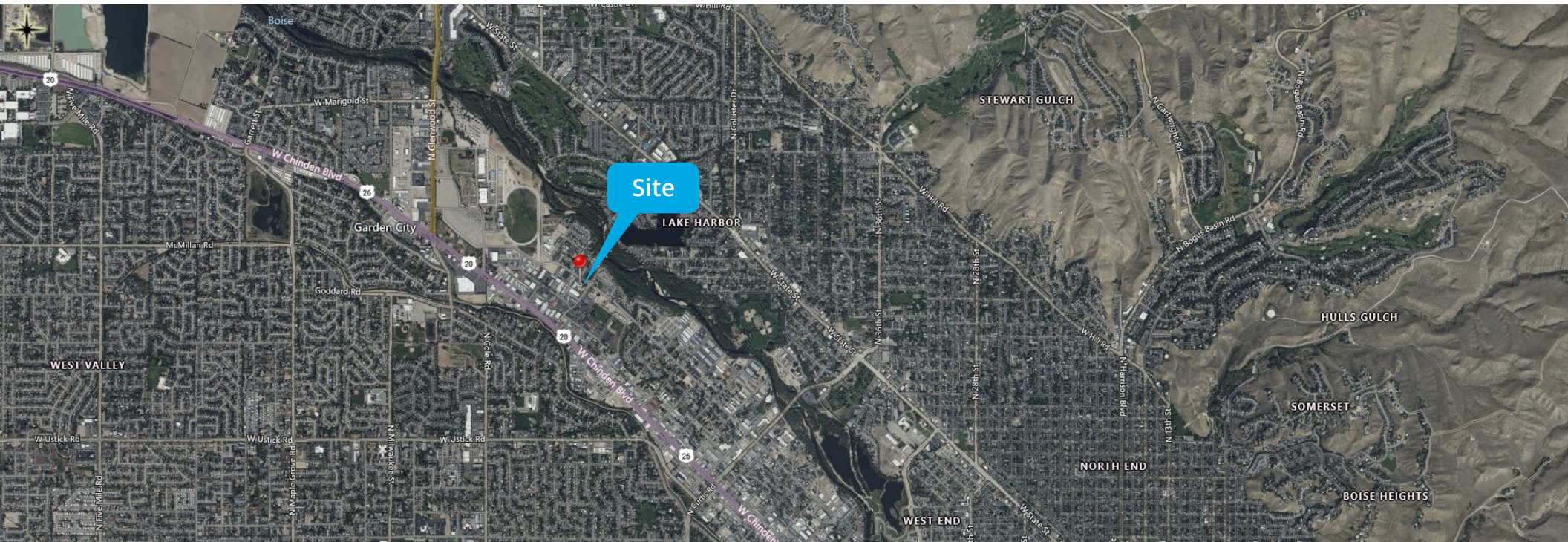
Key Highlights

- Ideal location adjacent to Boise Greenbelt
- Walking distance to upscale retail, eateries, breweries, etc
- Less than 10 minutes to downtown

Price **\$1,925,000**

Property Overview

Property Type	Land
Parcel Size	1.57 Acres
Parcel #'s	R7334160161
Location	5003 Alworth Street
Zoning	C-2
Property Access	Contact Agent

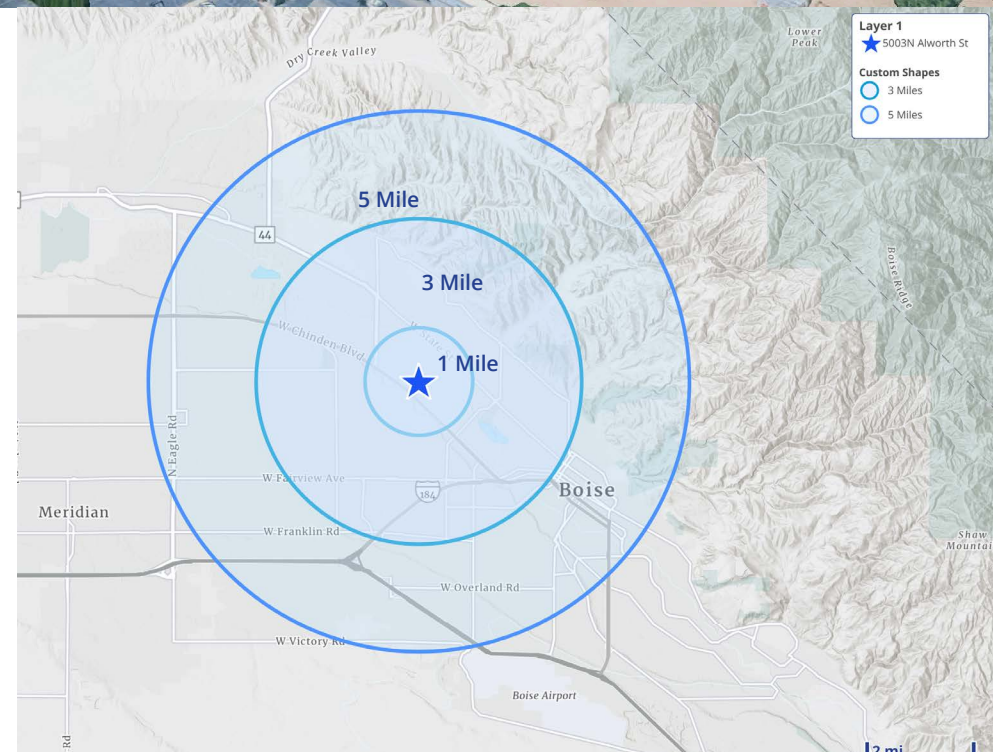


Demographics



Demos

	1 Miles	3 Miles	5 Miles
Population	10,717	86,608	114,213
Households	5,006	37,345	48,098
Avg. Income	\$99,411	\$111,009	\$115,458



C-2 Zoning Table

C-2 Zoning Table Legend

*Indicates uses that are subject to specific land use provisions as set forth in article C of this chapter.

P = permitted use; C = conditional use; and a blank denotes the use is not allowed in that district.

Sourced from: [Garden City Municipal Code Library](#)

C2 zoning allows for multifamily development. This site was previously approved for 110 unit multifamily development, which expired in June 2025.

Land Use	C-2
Accessory use*	P
Agriculture*	P
Amusement center*	C
Animal care facility*	C
Artist studio*	P
Bed and breakfast*	P
Bicycle sales, service, storage, rental	P
Building material, garden and equipment*	C
Church or place of religious worship*	C
Club*	C
Commercial entertainment facility*	C
Daycare, center*	C
Daycare, neighborhood*	
Daycare, personal*	
Drinking establishment, full service*	C
Drinking establishment, limited service*	P
Drive-through establishment*	C
Dwelling unit, accessory*	P
Dwelling unit, group	P
Dwelling unit, multiple-family*	P
Dwelling unit, single-family attached	P
Dwelling unit, single-family detached	P
Dwelling unit, two-family	P
Eating establishment, full service	P
Eating establishment, limited service	P
Equipment rental, sale and service*	C
Financial institution*	P
Food products, processing*	
Food products, small scale processing*	P
Food store*	P

Land Use	C-2
Fuel sales*	
Fuel yard	
Health club*	P
Healthcare and social service	P
Home occupation*	P
Hospital*	C
Industry, flex*	C
Industry, information*	P
Industry, light*	
Kennel, hobby*	P
Laboratory - medical, dental, optical	P
Laundromat, self-service cleaner*	P
Laundry and dry cleaning, commercial plant	C
Laundry and dry cleaning establishment	C
Lending institution	
Lodging*	C
Manufactured/mobile home park	C
Mortuary*	C
Nursery*	P
Nursing and residential care*	C
Parking facility	C
Personal service*	P
Professional service*	P
Public service facility	C
Public uses	P
Recreational vehicle park*	C
Research and development	P
Retail production*	P
Retail store	P
School*	C

Land Use	C-2
Service provider*	C
Sexually oriented businesses*	
Small cell facility*	P
Storage facility or yard*	
Storage facility, self-service	
Storage yard, commercial recreational vehicle*	
Temporary use*	P
Tobacco entertainment facility*	C
Tobacco retail store	P
Vehicle rental*	C
Vehicle sales*	C
Vehicle service*	C
Vehicle washing facility*	
Vehicle wrecking yard	
Warehouse and storage, wholesale*	C
Wireless communication facility*	P
Equipment Sales (Large and Heavy Equipment)	S
Event Center	P
Fairground	
Farm Animals	
Farm Machinery and Trailer Sales and Repair	S
Farmer's Market	
Feed Store	P
Feedlot or Dairy	
Flea Market (Permanent)	S
Flea Market/Swap Meet (Temporary)	P
Florist	P

Location



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