



2318 & 2320 W. MAIN STREET BOISE IDAHO

PROPERTY DESCRIPTION

The property at 2318 & 2320 W. Main Street presents a prime commercial opportunity priced at \$1,798,000. This well-established automotive repair and maintenance facility occupies a highly visible corner location at the bustling intersection of W Main Street and 23rd Street, benefiting from exceptional traffic flow of approximately 20,422 vehicles per day—ensuring steady customer exposure and accessibility.

The site features right-turn access both entering and exiting the property, along with a convenient rear alleyway for efficient operations, deliveries, and additional vehicle flow. This dual-access layout minimizes disruptions and maximizes functionality for an active auto service business.

Currently operating as a full-service automotive shop specializing in vehicle repairs, maintenance, diagnostics, and related services, the facility offers turnkey potential with established infrastructure suited to mechanical bays, service areas, customer waiting spaces, and ample parking. Its prominent Main Street frontage provides outstanding visibility and branding opportunities in one of Boise's key corridors.

Don't miss this rare chance to acquire a versatile, high-exposure commercial property in Boise's dynamic market—perfectly positioned for continued automotive success or adaptive redevelopment in a growing city. Secure your foothold in a location built for business today.

Offering Summary

Sale Price:	\$1,798,000
Land Development:	MX-3 Zoning
Available SF:	5,175 SF
Additional Parking:	3 Commercial Lots



Each Office Independently
Owned and Operated

KW Commercial

Tricia Callies
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

1065 S. Allante Place, Boise, ID 83709

Fairly Reliable Bob's | Boise, Idaho



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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

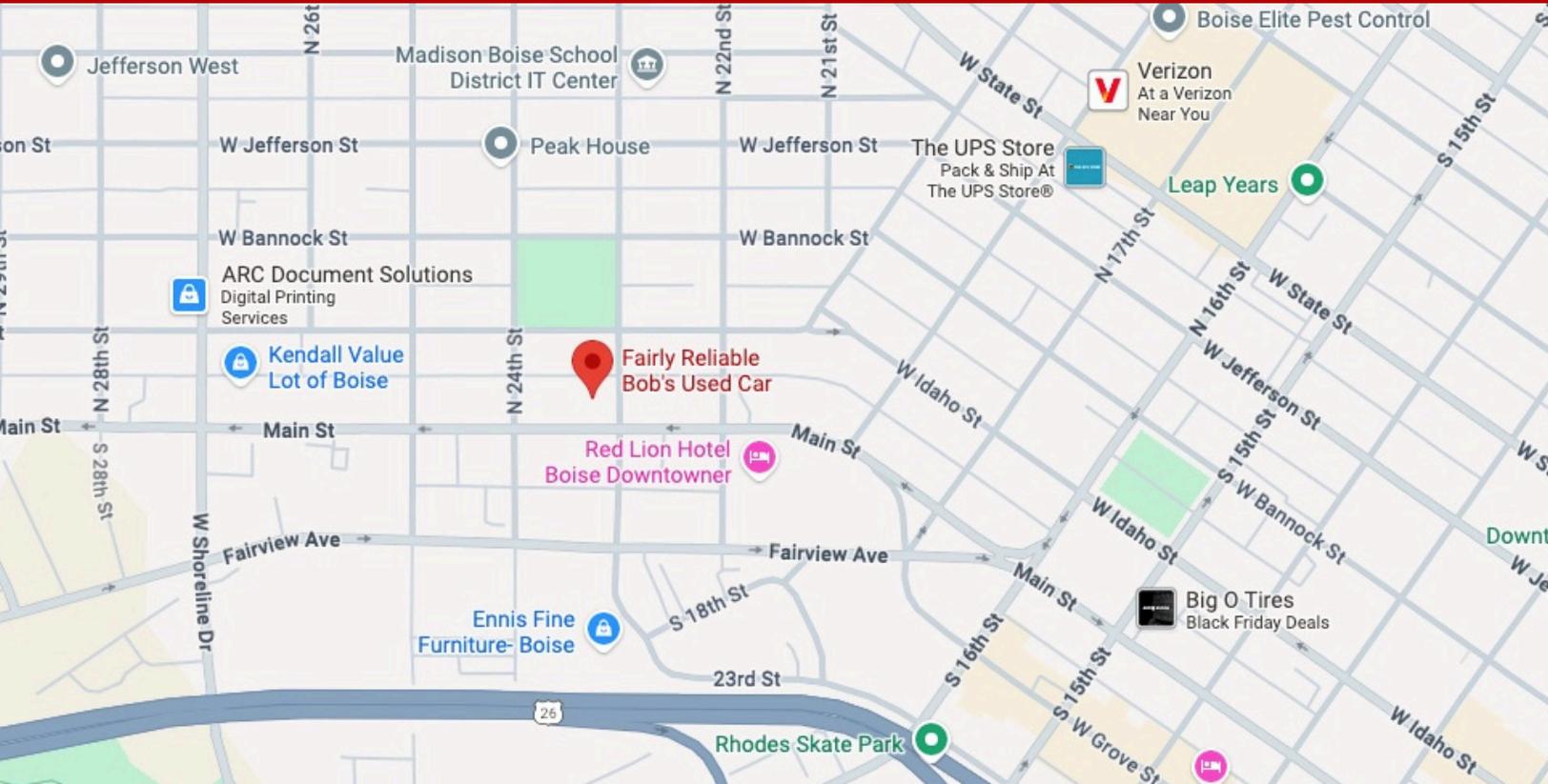
Population	1 Mile	3 Miles	5 Miles
2024 Total Population	13,469	111,385	196,929
2029 Population	15,264	126,459	222,935
Pop Growth 2024-2029	+13.33%	+13.53%	+13.21%
Average Age	39	39	40

Household & Income	1 Mile	3 Miles	5 Miles
2024 Total Households	6,720	50,126	85,451
HH Growth 2024-2029	+13.76%	+13.99%	+13.60%
Median Household Inc	\$56,408	\$58,751	\$65,292
Avg Household Size	1.90	2.10	2.20
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$590,350	\$479,234	\$451,338
Median Year Built	1969	1978	1982



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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	Yes



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