

STORAGE CONDO FOR SALE 8323 W. MOON VALLEY RD.

Eagle, ID 83616



Only One 40x45 Double Unit Available in the Valley! Limited Availability!

ECONOMIC DATA

AVAILABLE: 119/121
119/121 PRICE: \$435,000
119/121 SIZE: 1,800 SF | 40x45

LISTING DATA

ZONING: MU
DELIVERY: Early 2026
COMMENTS:

PROPERTY OVERVIEW

Lee & Associates is pleased to present Falcon Storage Condos for sale. This unit is high quality, commercial grade, insulated storage condo in a private, gated project. Our clubhouse is packed with amenities including restrooms with showers, kitchenette, dinette, and media center. In addition, our service center includes air station, RV dump station and water service to our owners.

PROPERTY HIGHLIGHTS

- Smart garage openers
- 2 Insulated 14' overhead doors per unit
- 2 Heating and cooling systems per unit
- Shared RV dump station
- Professionally managed
- Water and sewer stubbed
- (2) 100 Amp services per unit
- (2) 50 Amp RV outlets per unit

Shane Jimenez, CFO | Principal
shanej@leeidaho.com
C 208.602.4500

Jesse Young | Associate
jessey@leeidaho.com
C 208.890.7020

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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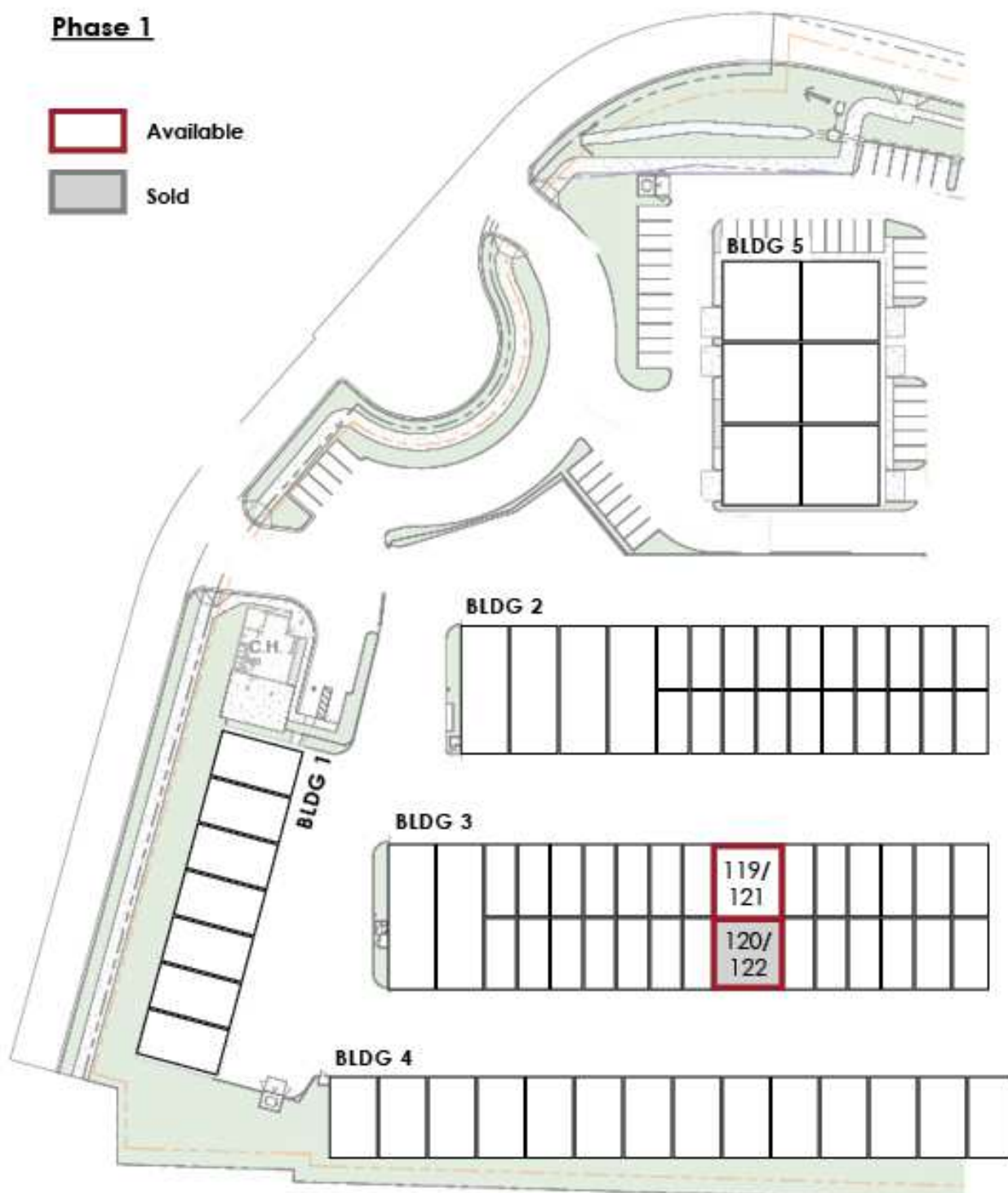
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Phase 1



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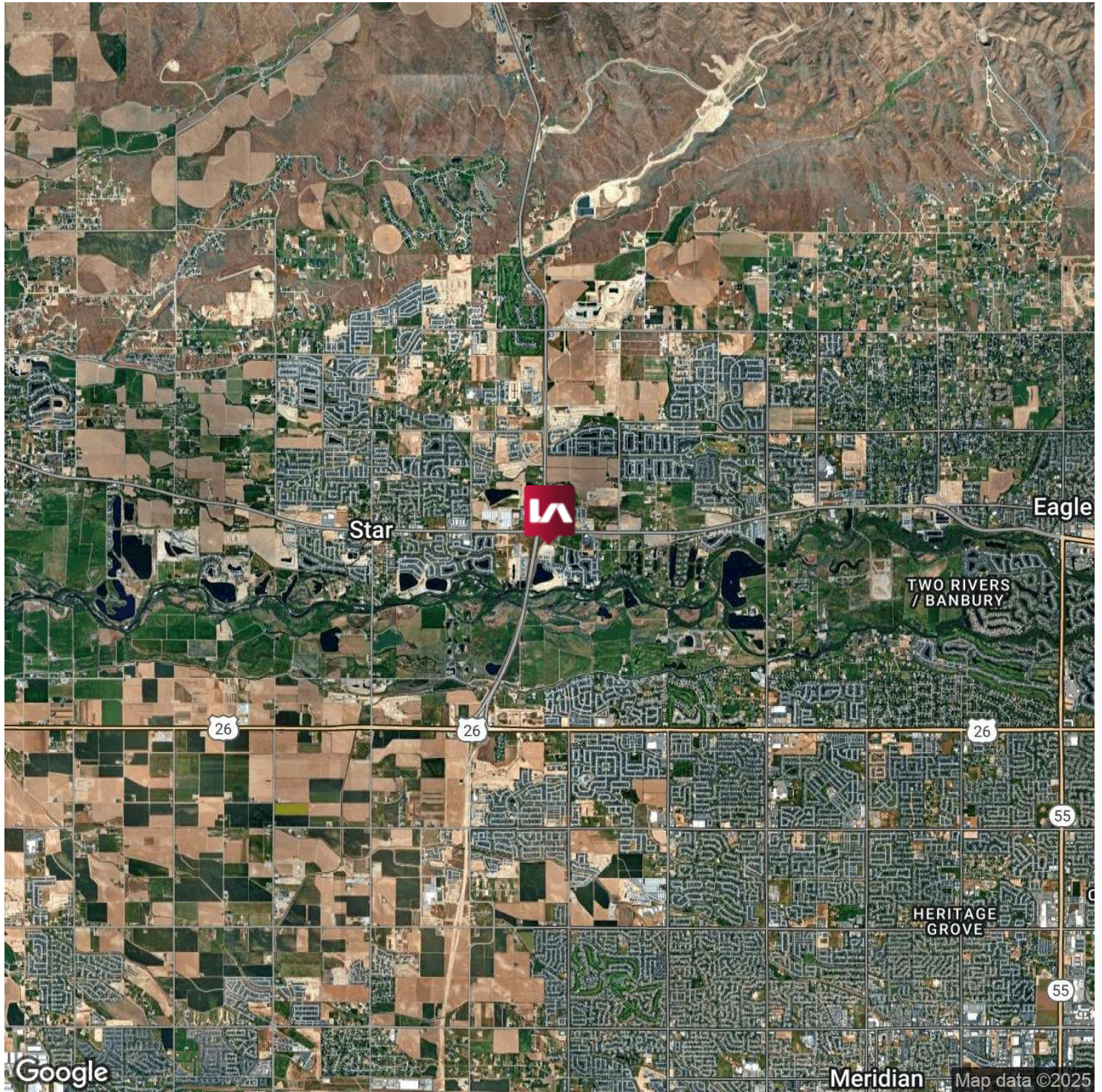
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



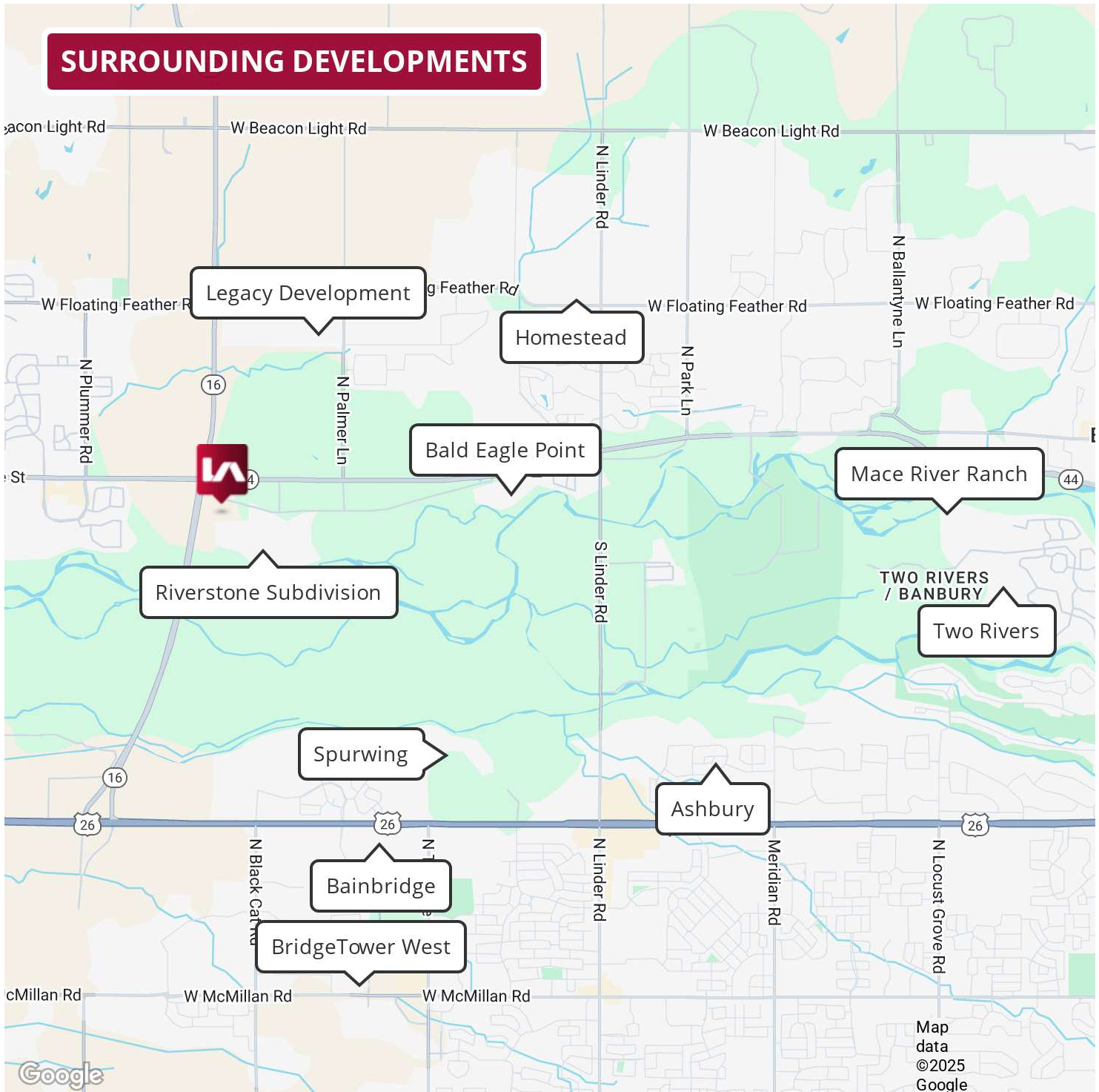
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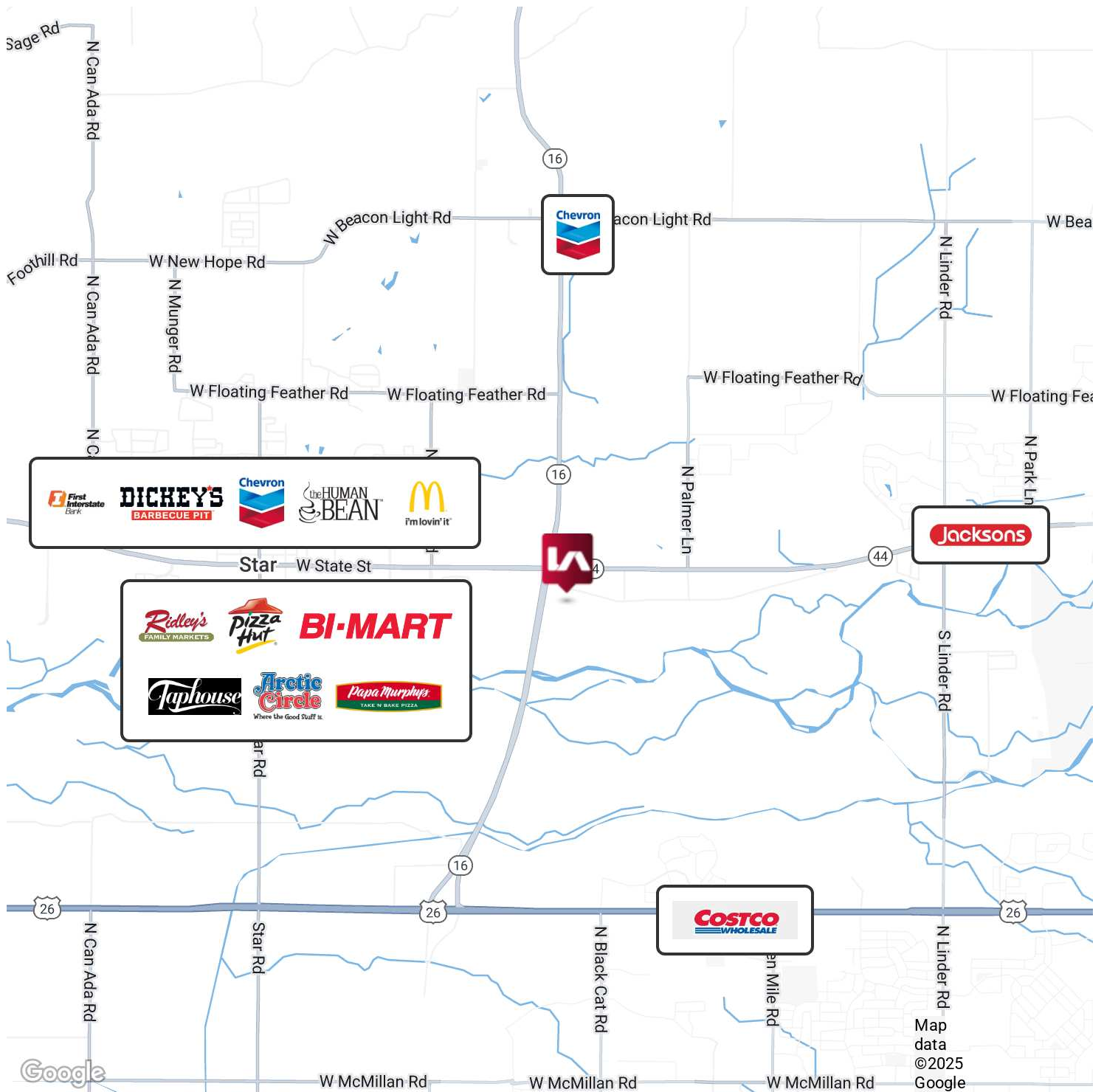
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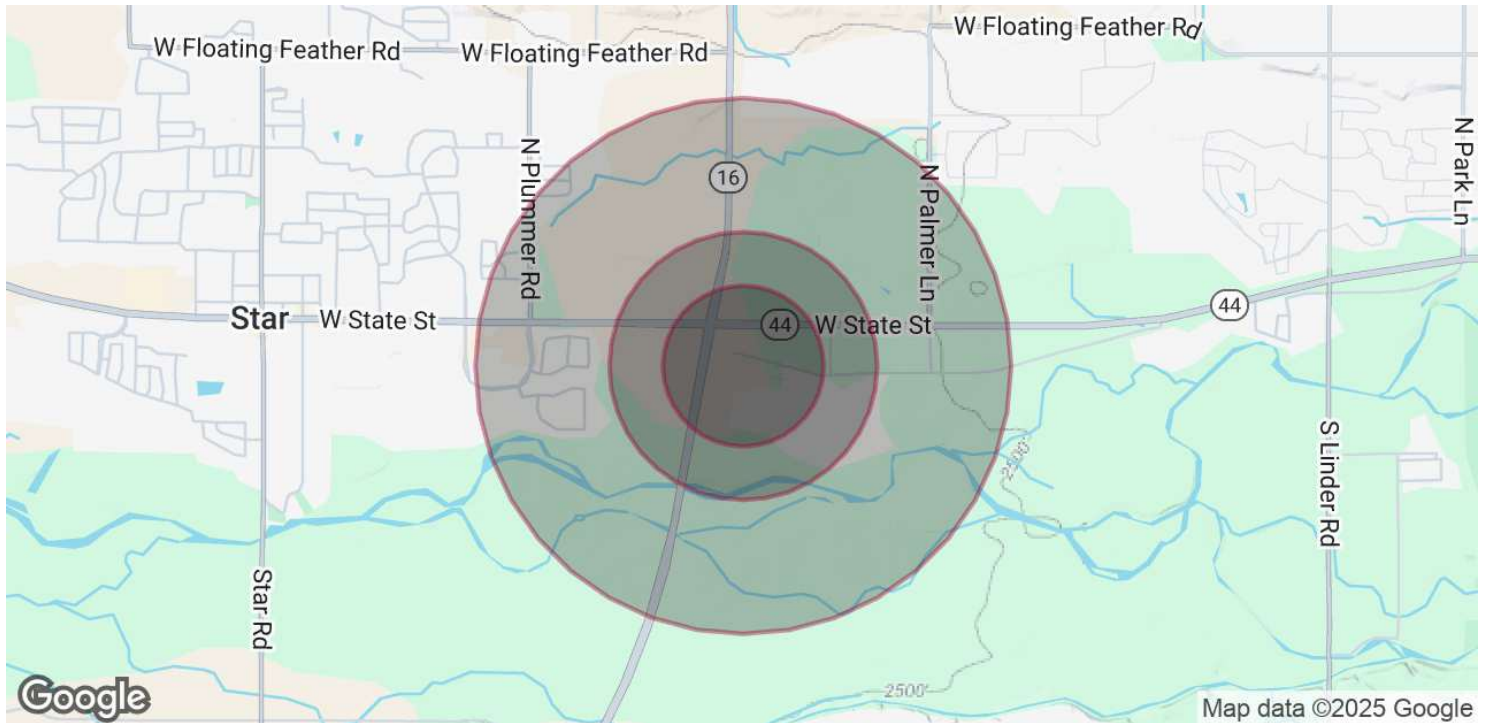
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	33	93	1,374
Average Age	43	43	43
Average Age (Male)	43	43	43
Average Age (Female)	44	44	43

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	11	32	496
# of Persons per HH	3	2.9	2.8
Average HH Income	\$115,281	\$114,994	\$107,993
Average House Value	\$1,001,894	\$978,720	\$797,964

Demographics data derived from AlphaMap

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