

MULTI-USE COMMERCIAL BUILDING WITH SECURED YARD FOR SALE

112 E. 45th St., Garden City, ID 83714



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COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PROPERTY DETAILS

SALE PRICE \$1,350,000

BUILDING SIZE 4,000 SF

SITE AREA 0.68 AC

ROOF Updated in 2019

POWER 480v 3-Phase

DOOR 1 - Grade Level

YEAR BUILT 1990

COUNTY Ada

ZONING C-2

PARCEL R2734500041



EXECUTIVE SUMMARY

Lee & Associates is pleased to present this commercial zoned building with a yard for sale. Positioned in one of the Treasure Valley's most active commercial corridors, this versatile property offers a rare combination of functionality, visibility, and future upside. Situated on a corner lot in Garden City, the site is designed to accommodate a wide range of business operations and commercial uses. The property features a well-maintained building with dedicated office space, warehouse/shop area, multiple utility upgrades, and industrial-grade power capabilities. Its central location provides quick access to Boise, Eagle, Meridian, and major transportation routes, making it an ideal hub for businesses seeking convenience and accessibility.

KEY HIGHLIGHTS

C-2 COMMERCIAL ZONING

Flexible commercial zoning allows for a variety of business and operational uses.

OFFICE + WAREHOUSE LAYOUT

Functional office and warehouse configuration under one roof for efficient operations.

CENTRAL TREASURE VALLEY LOCATION

Convenient access to major business corridors, customers, and regional transportation routes.

DURABLE CONSTRUCTION

Concrete block construction with slab flooring provides long-term durability and low maintenance.

EXPANSIVE OUTDOOR SPACE

Large site with ample room for storage, equipment staging, parking, or outdoor operations.

INDUSTRIAL FEATURES

Commercial overhead door and compressed air system support a range of warehouse and light industrial uses.



FLOOR PLAN



DOWNTOWN BOISE
2.3 MILES | 7 MIN.



Jacksons



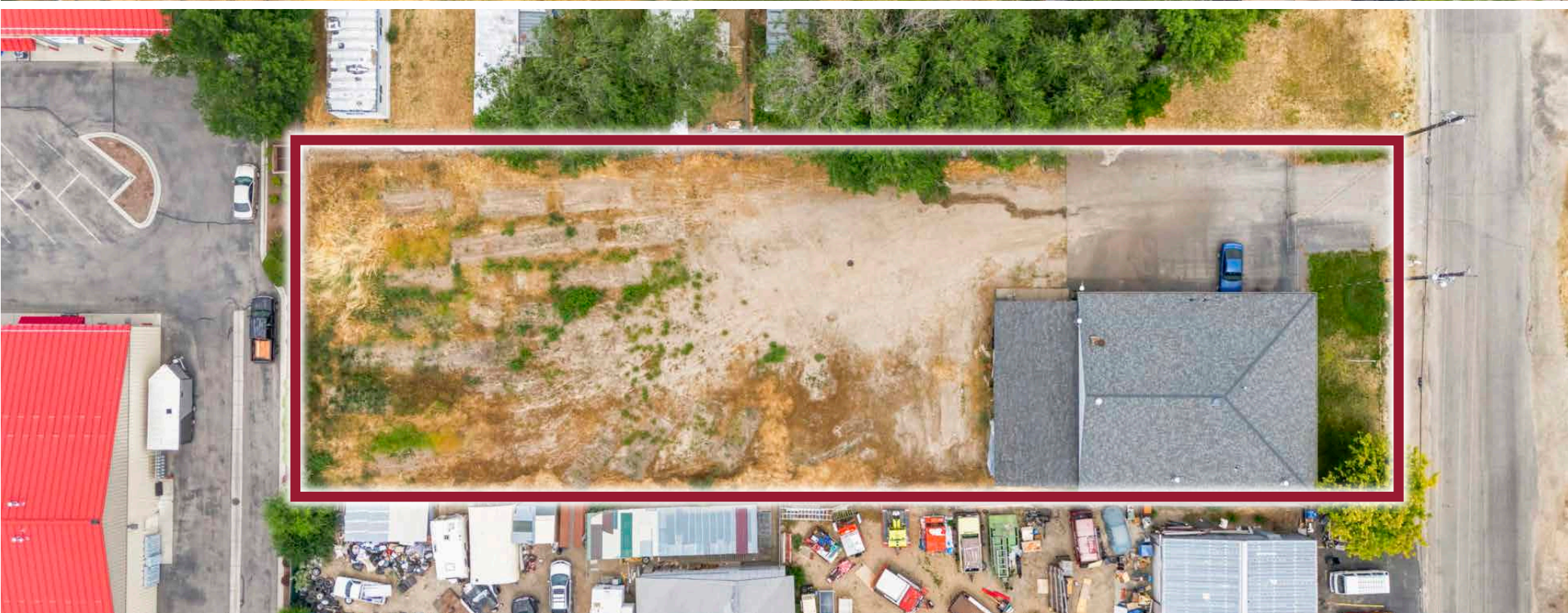
Chinden Blvd.



INTERSTATE - 1.7 MI. | 4 MINUTES



BOISE AIRPORT - 8.1 MI. | 12 MINUTES



POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	31,903	120,274	250,258

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$105,381	\$103,026	\$110,491

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	14,013	49,593	101,307

LABOR FORCE

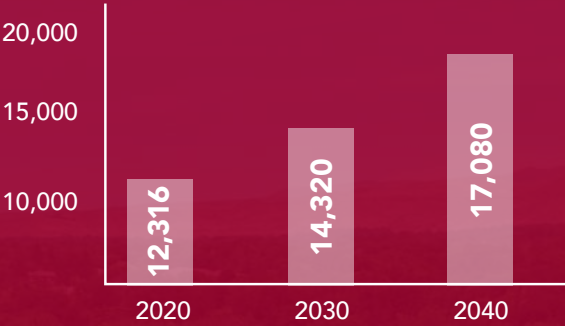
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	16,371	62,217	130,370

KEY EMPLOYERS

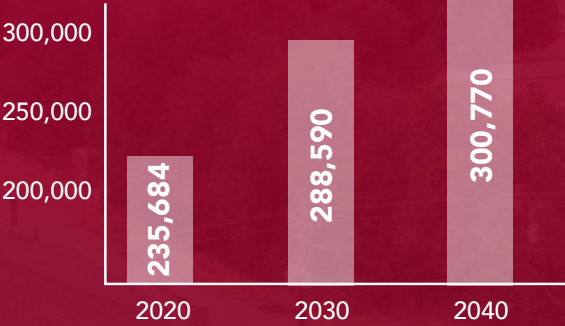
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

GROWTH PROJECTION

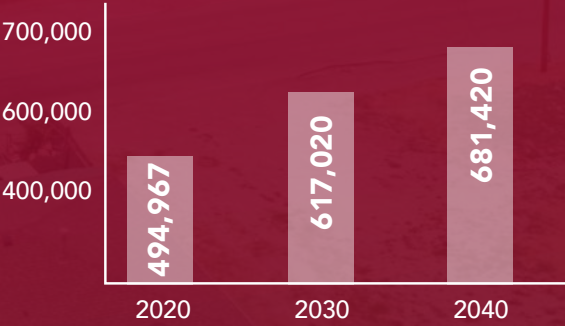
GARDEN CITY



BOISE



ADA COUNTY

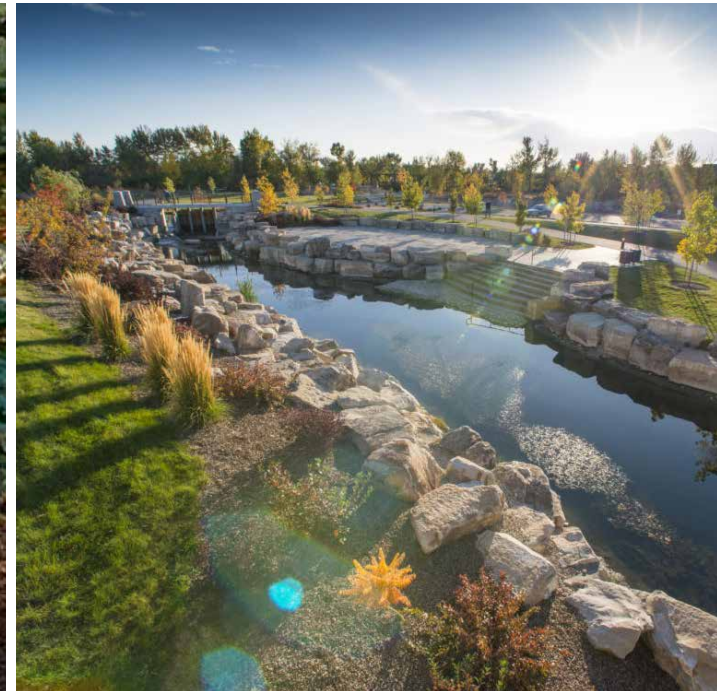


AREA OVERVIEW

GARDEN CITY, ID

Once an industrial hub, Garden City, Idaho has transformed into a thriving enclave of innovation, culture, and economic growth. Known for its vibrant arts scene, craft breweries, and riverfront developments, Garden City is quickly becoming one of the Treasure Valley's most sought-after destinations for business and lifestyle. The city's progressive zoning and revitalization efforts have paved the way for a surge in mixed-use and commercial real estate opportunities, making it a prime location for investors and developers. With its strategic location, growing population, and strong community identity, Garden City stands at the intersection of growth and opportunity.

With direct access to the Boise Greenbelt and a growing lineup of local businesses, Garden City offers a walkable, river-adjacent environment that attracts both residents and visitors. Its mix of light industrial, commercial, and creative spaces supports a diverse economy, while proximity to downtown Boise ensures strong regional connectivity, visibility.



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this property.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 112 E 45th St., Garden City, ID 83714 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the property by the Broker or the Owner.

Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





FOR MORE INFORMATION, PLEASE CONTACT

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