

PRIME RETAIL PURCHASE OPPORTUNITY

2310 W. FAIRVIEW AVENUE

BOISE, ID 83702



PRICE REDUCED!

\$2,500,000

~~\$3,100,000~~

PLEASE DO NOT DISTURB THE TENANT

TOK COMMERCIAL REAL ESTATE

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This property is exclusively marketed by TOK Boise LLC dba TOK Commercial. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.



OFFERING DETAILS

Property Address	2310 W. Fairview Avenue Boise, ID 83702
Property Type	Single-Tenant Retail
Building Size	13,426 SF
Lot Size	0.36 Acres
Year Built	1962
Zoning	MX-5, Mixed Use Downtown Click For More Information

Sale Price	\$2,500,000 \$3,100,000
	PRICE REDUCED!
Price / Sq. Ft.	\$186.21/SF

Prime retail purchase opportunity, currently occupied by Ennis Fine Furniture. Please do not disturb the tenant.

Great owner-user retail building with 3,548 square feet of warehouse space.

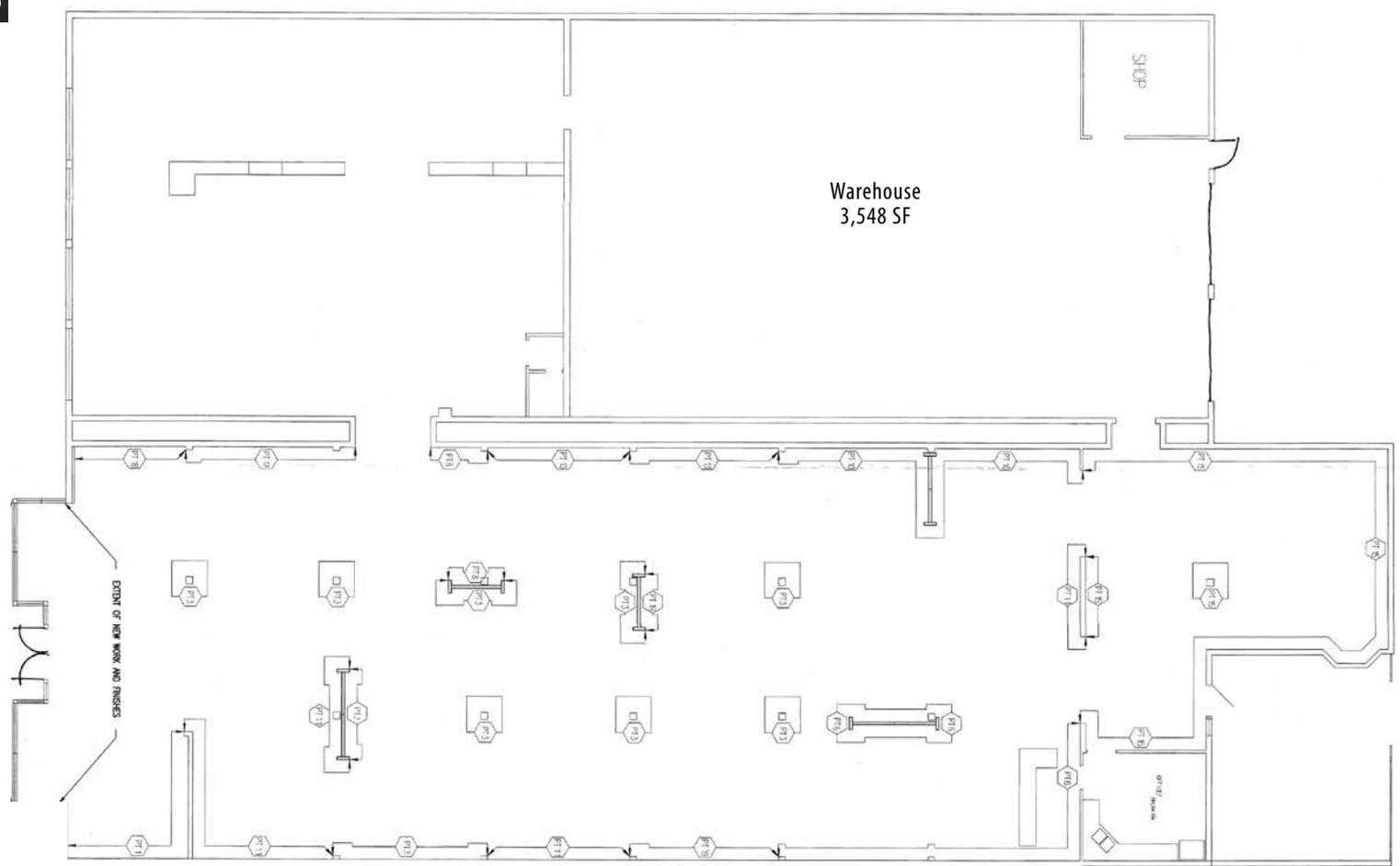
Excellent exposure on Fairview Avenue frontage, visible to over 8,000 vehicles per day.

Located in the rapidly developing west end of Boise surrounded by new development — including the new St. Luke's Orthopedic & Sports Medicine Facility, the upcoming Whitewater + Main development, and the future CWI Campus.



FLOOR PLAN

13,426 SF TOTAL



PLEASE DO NOT DISTURB THE TENANT

DOWNTOWN BOISE

BOISE STATE UNIVERSITY

TOK
COMMERCIAL

50,576 VPD



23RD STREET

7,229 VPD

SITE



Adare Casanova
PIZZERIA

FAIRVIEW AVE

24TH STREET



[4] 2310 W. FAIRVIEW AVE

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1 MILE RADIUS



POPULATION
14,452

EMPLOYEES
22,044

AVG. HOUSEHOLD INC.
\$90,027

3 MILE RADIUS



POPULATION
109,280

EMPLOYEES
75,132

AVG. HOUSEHOLD INC.
\$106,473

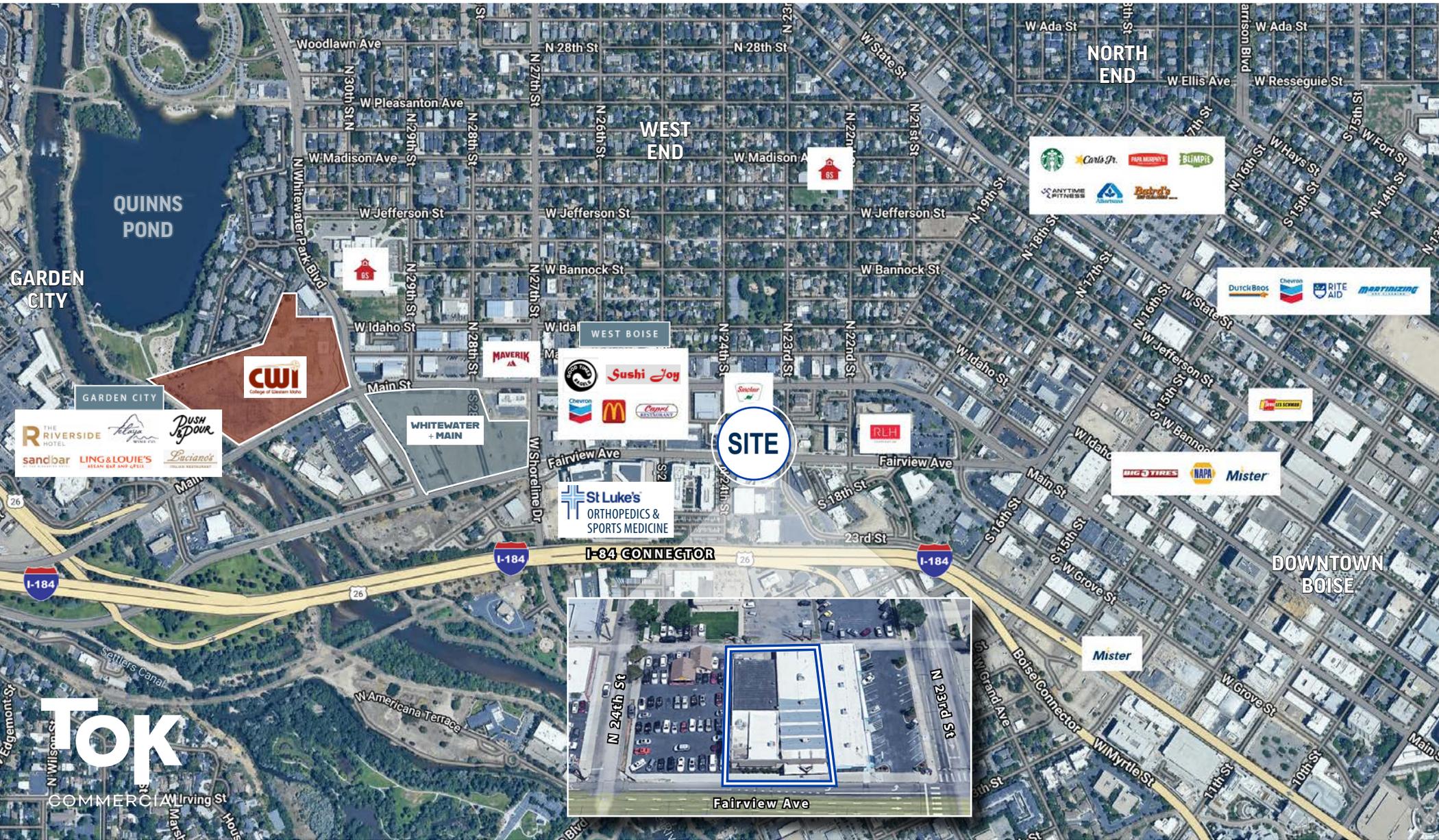
5 MILE RADIUS



POPULATION
190,975

EMPLOYEES
119,751

AVG. HOUSEHOLD INC.
\$109,995



[5] 2310 W. FAIRVIEW AVE

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BOISE, ID 83702



MAIN STREET

FAIRVIEW AVE

23RD STREET

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