

30 South Latah Street, Boise, ID 83705



## OFFERING MEMORANDUM

## GREGG DAVIS

Director - KW Commercial

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SP32434, Idaho

## PROPERTY DESCRIPTION

Classic Bench Automotive building with iconic brick and signage. Formerly Frank's Transmission. Three bays with overhead doors (two are pull-through to the back fenced yard area). The shop building has parts area and reception as well as bathroom. Outside, there are several out buildings. One is a large metal shop building with two car wide roll up overhead door as well as a man door. The building is 3,444+/- sf and the metal building in back is approximately 700+/- sf. The property is zoned MX-1 and is begging to be converted to a restaurant, coffee shop, brew-pub, tavern, offices, or child care.

## LOCATION DESCRIPTION

Centrally located on Latah on the Bench. Easy access to downtown Boise, BSU, I-184, I-84, the Boise Airport, Bogus Basin and the Boise River. The surrounding neighborhood is becoming known as the preferred area for up and coming businesses and restaurants who want to be part of a community and have quick access to everything they need.

## SUMMARY

Price: \$1,515,000

Building SF: 3,444

Lot Size: 0.43 Acres

Yard: Fenced

Year Built: 1954

Zoning: MX-1





## Property Photos

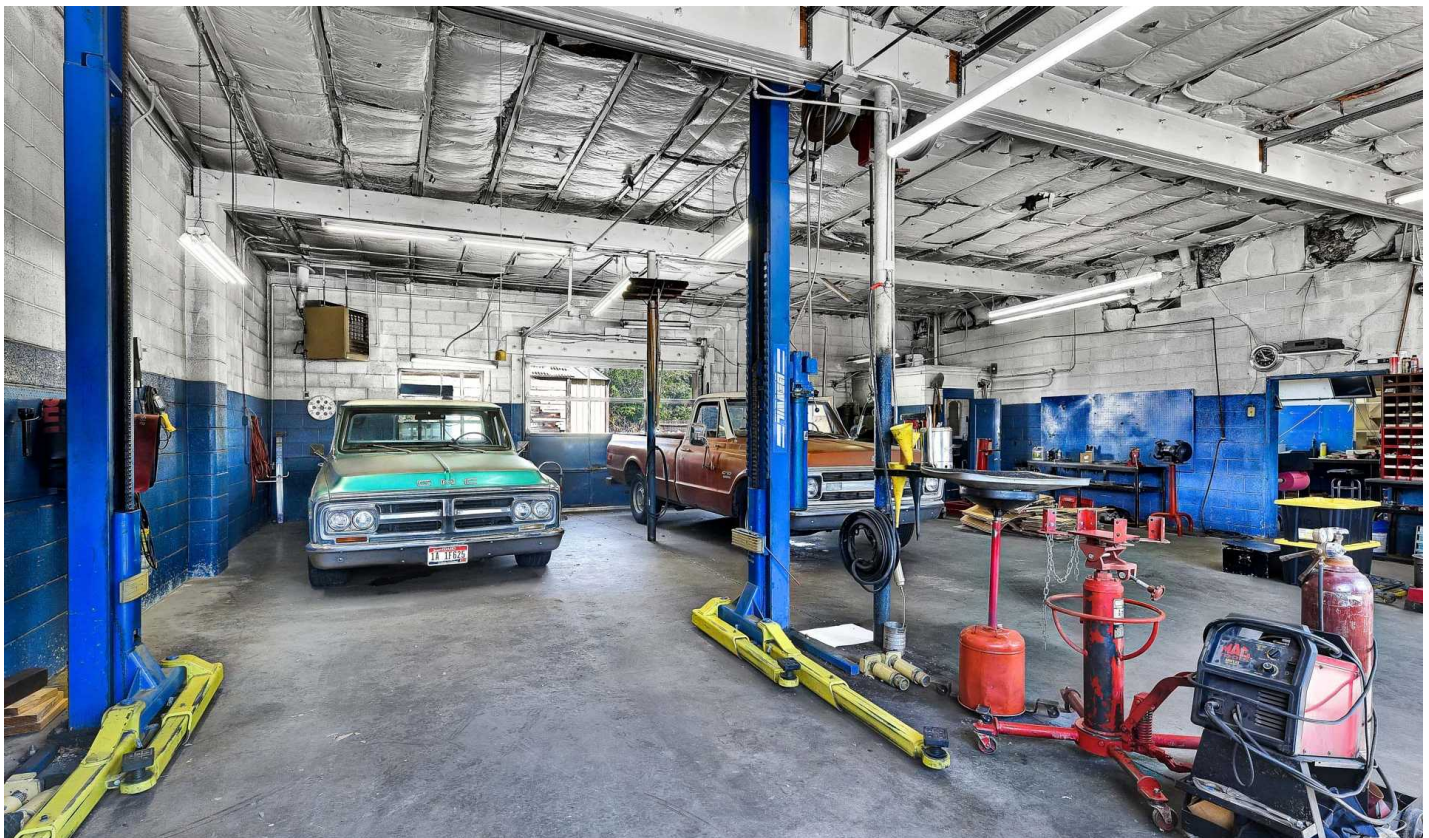
30 S Latah





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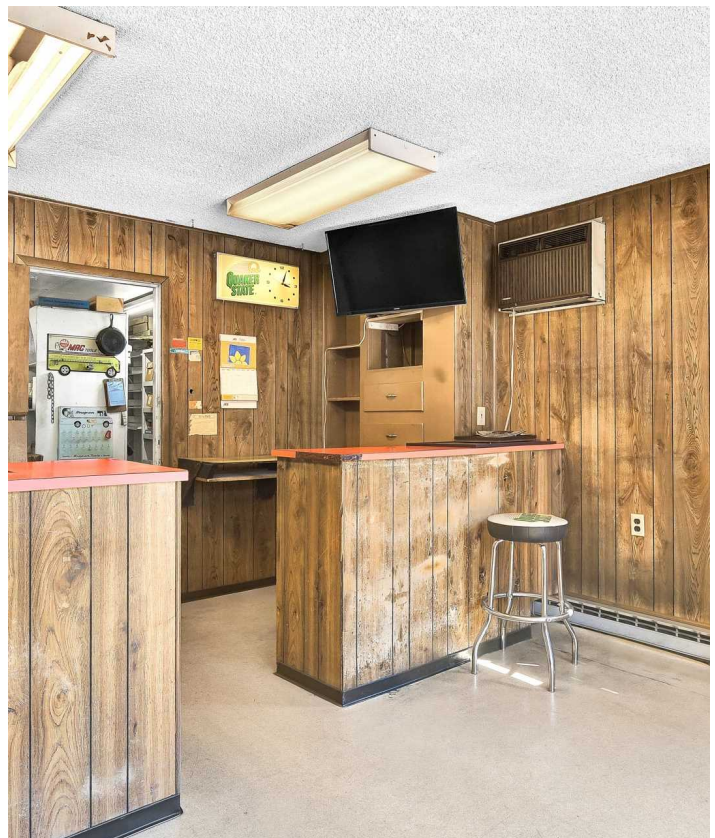
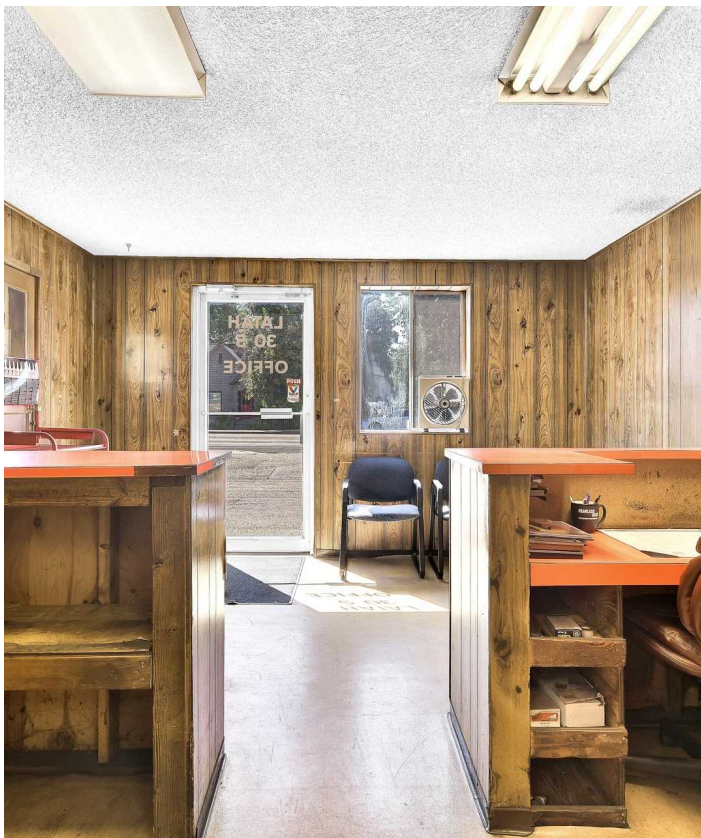
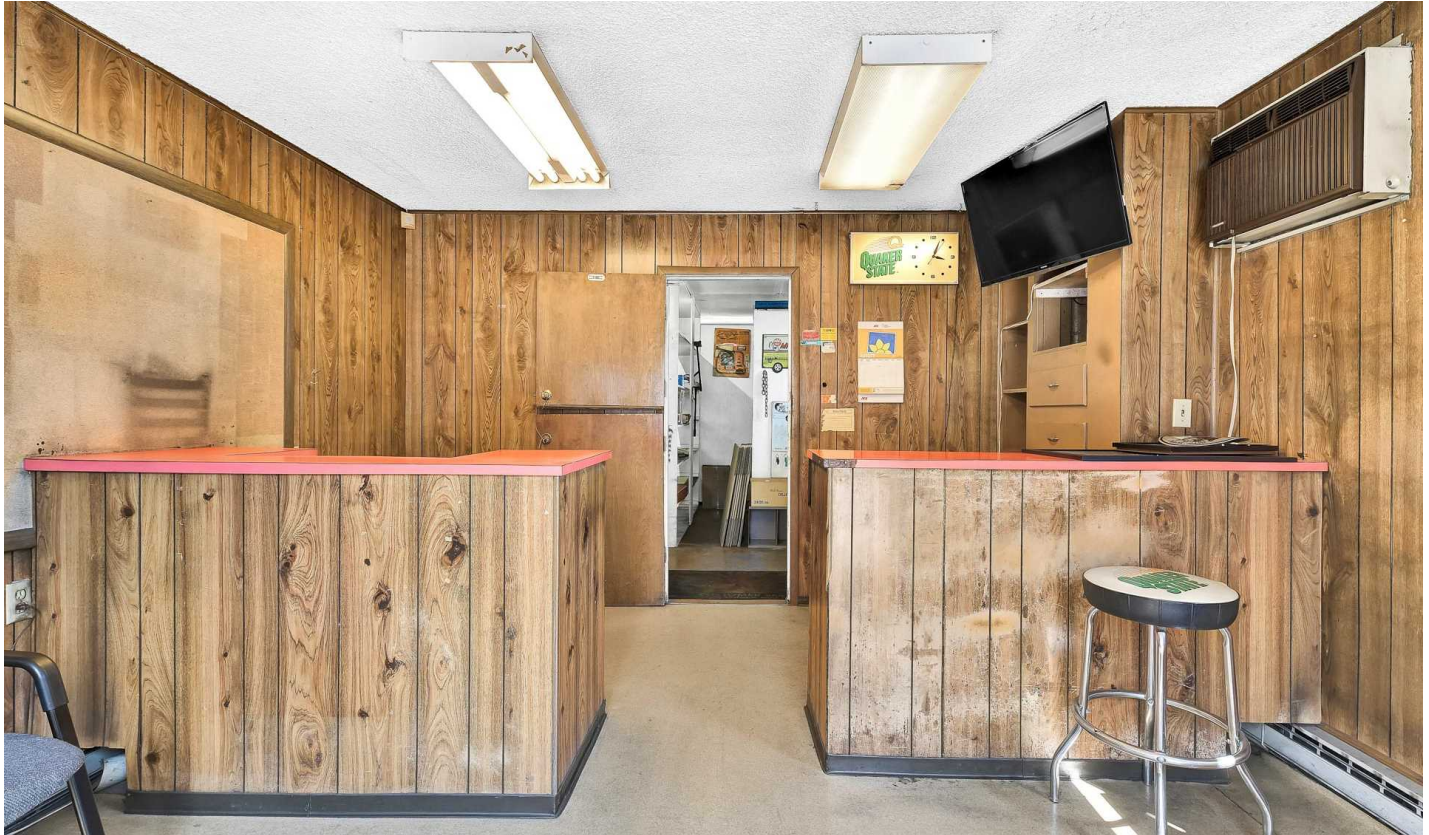
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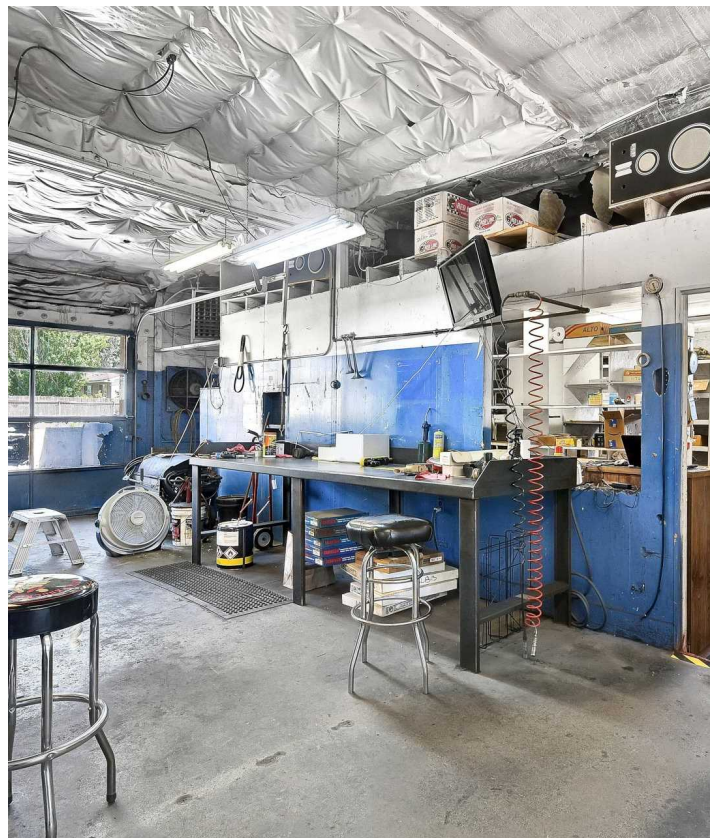
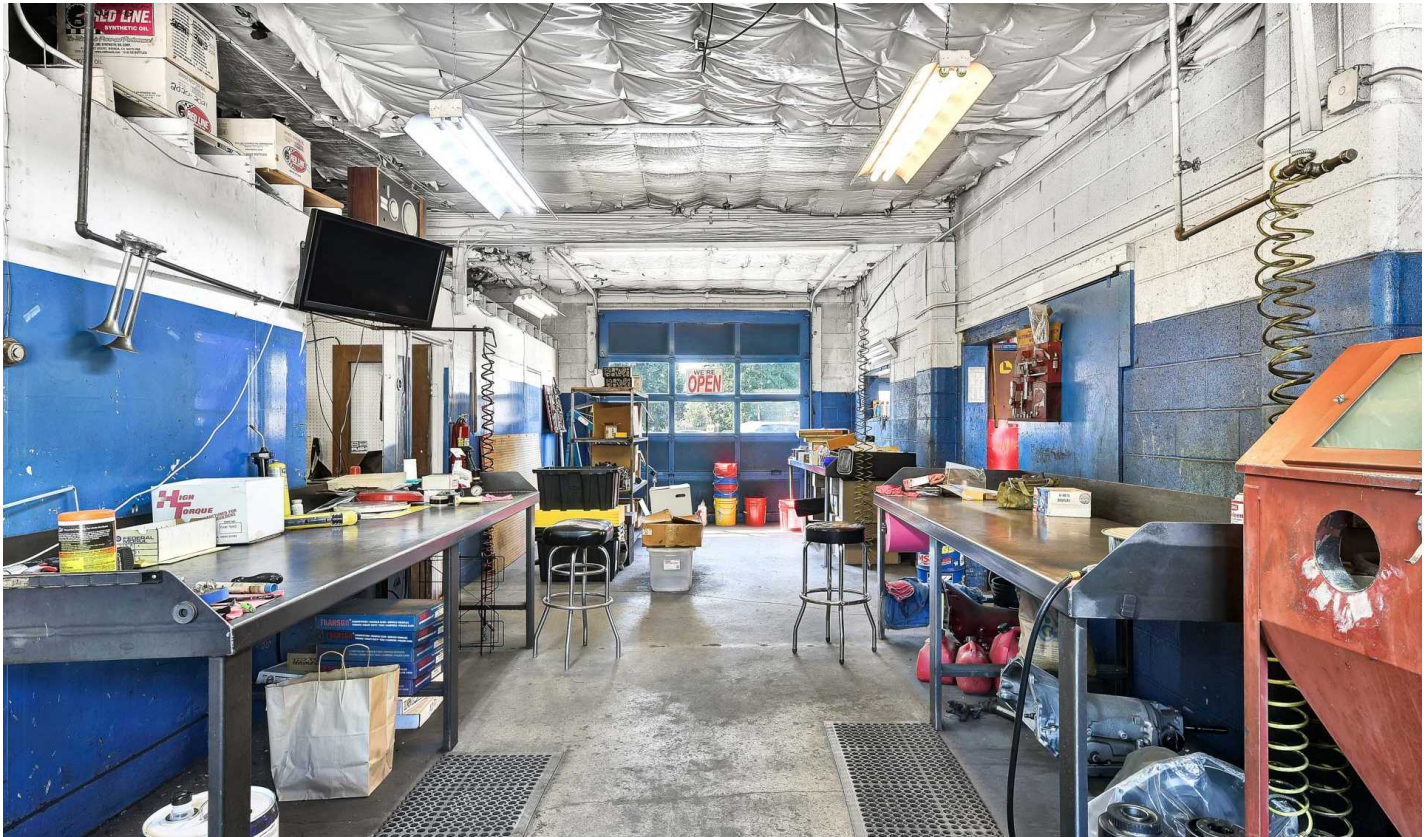
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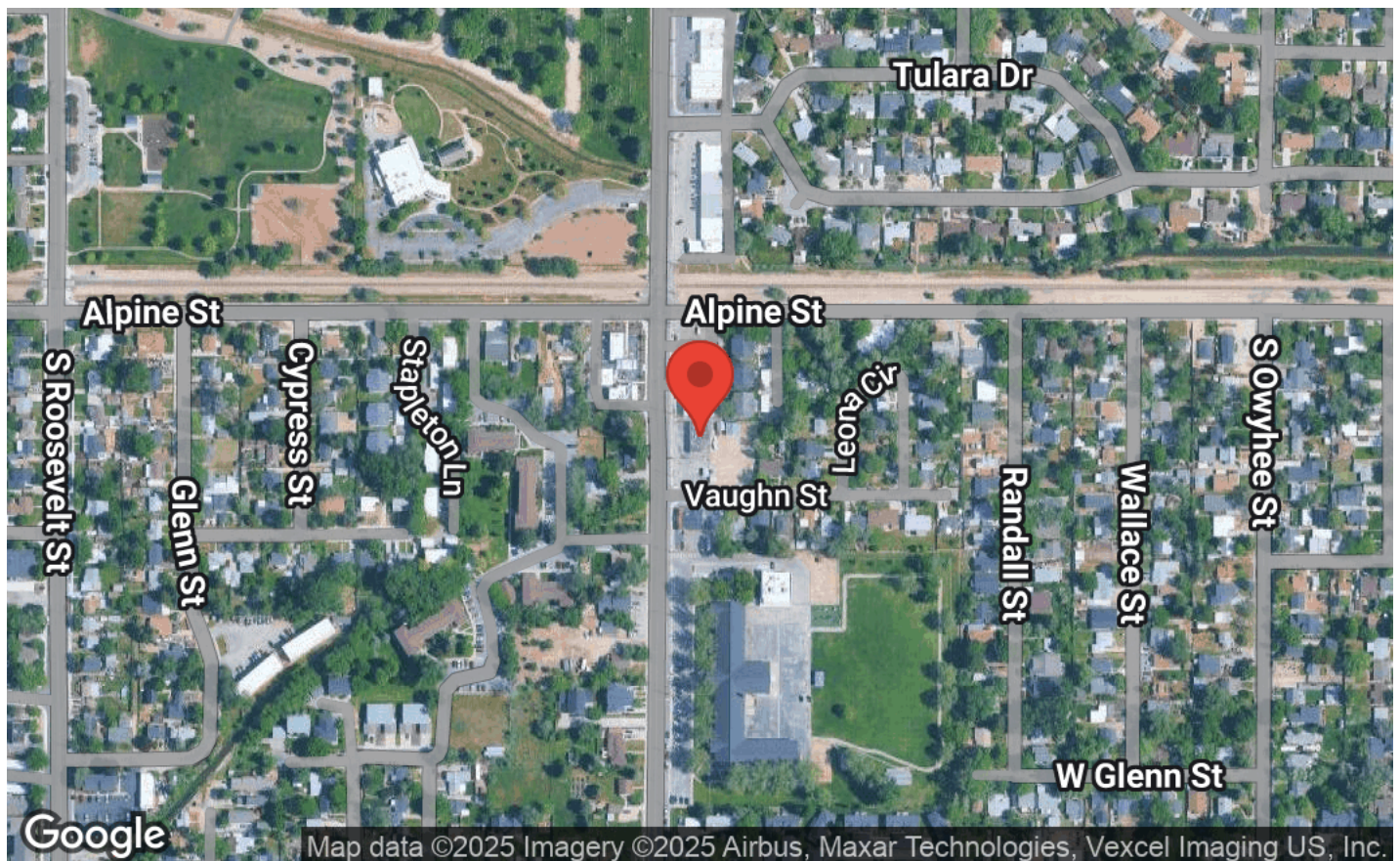
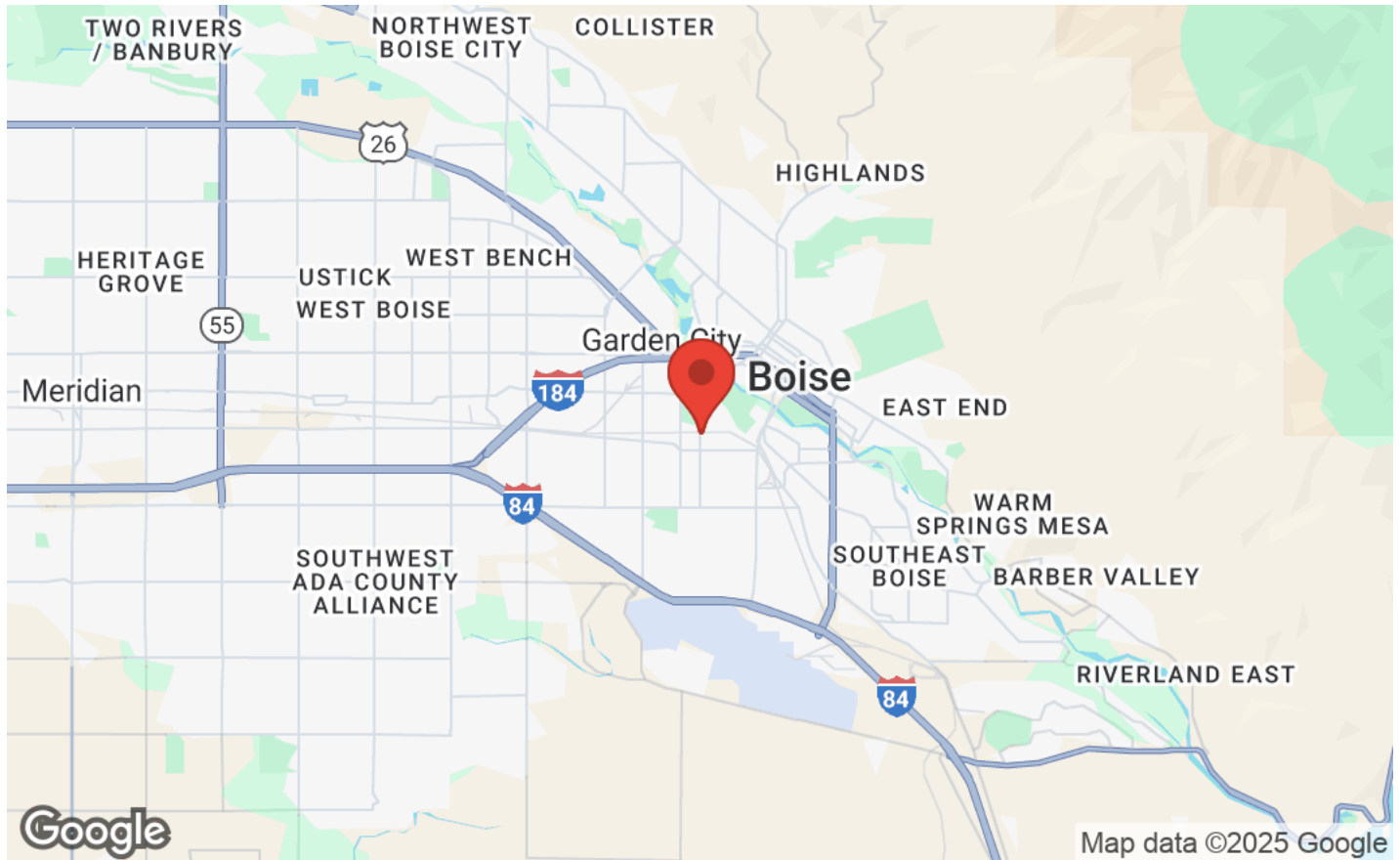
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## Location Maps

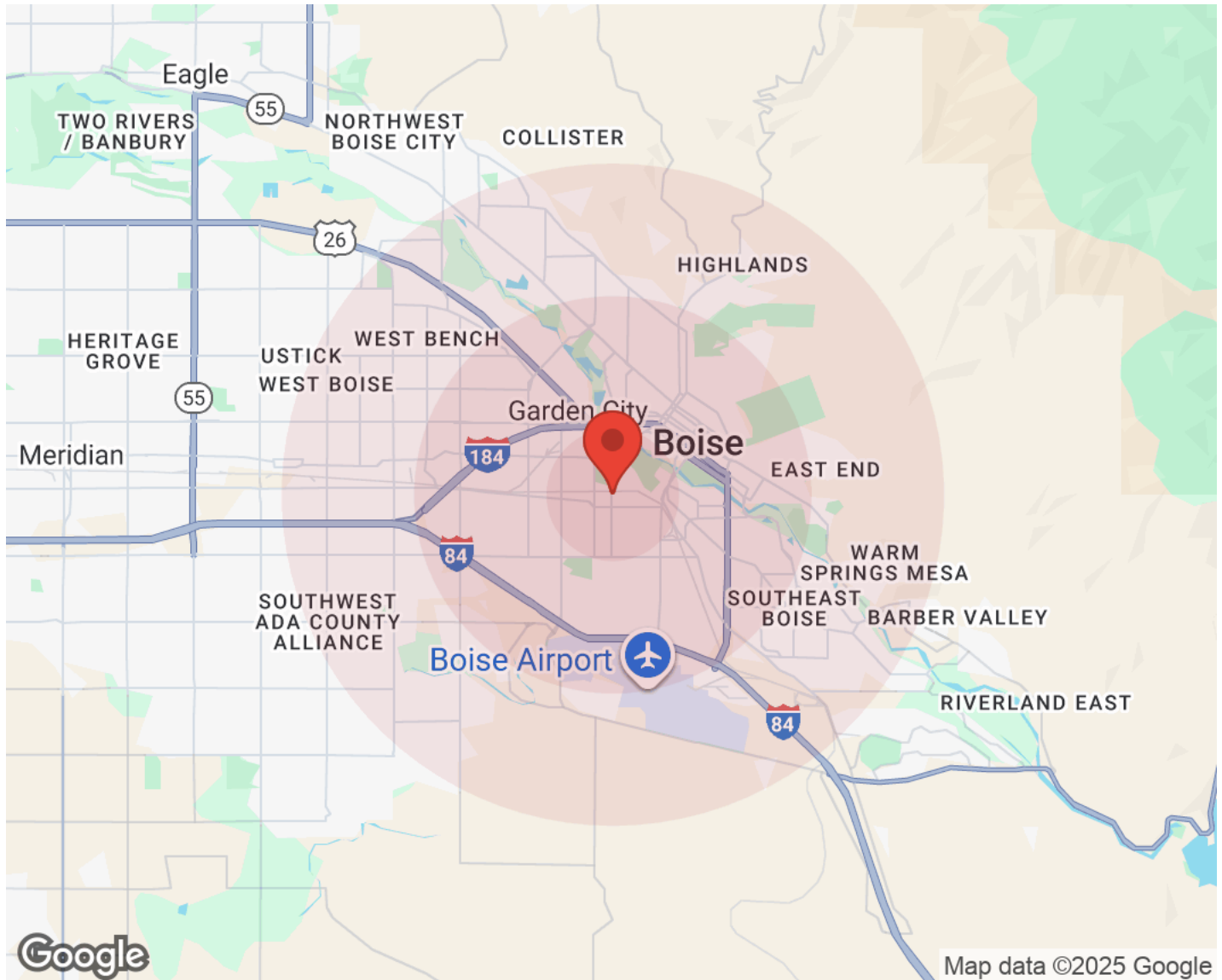
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## Demographics

30 S Latah



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	5,988	51,171	91,691	Median	\$39,625	\$38,659	\$43,505
Female	5,870	51,121	93,655	< \$15,000	1,123	8,002	10,817
Total Population	11,858	102,292	185,346	\$15,000-\$24,999	664	6,145	8,991
				\$25,000-\$34,999	735	6,550	10,435
				\$35,000-\$49,999	1,132	8,298	13,359
				\$50,000-\$74,999	957	8,481	15,782
				\$75,000-\$99,999	504	4,111	8,811
				\$100,000-\$149,999	479	3,280	7,457
				\$150,000-\$199,999	73	1,002	2,505
				> \$200,000	8	854	1,941
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,992	18,449	34,398	Total Units	6,303	51,116	87,094
Ages 15-24	1,170	10,508	21,403	Occupied	5,782	46,512	80,248
Ages 25-54	5,413	47,127	79,154	Owner Occupied	2,903	21,629	45,882
Ages 55-64	1,443	12,006	22,852	Renter Occupied	2,879	24,883	34,366
Ages 65+	1,840	14,202	27,539	Vacant	521	4,604	6,846
Race	1 Mile	3 Miles	5 Miles				
White	10,992	92,306	170,062				
Black	322	1,531	1,980				
Am In/AK Nat	12	189	294				
Hawaiian	N/A	62	84				
Hispanic	623	8,875	13,841				
Multi-Racial	852	12,844	19,590				