

**For Sale****CONTACT:****Lew Manglos, CCIM, SIOR**

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3540 N Eagle Road

Meridian, ID 83642

PROPERTY DETAILS

- Beautifully designed private showroom for luxury and exotic vehicles
- Located along Eagle Road near the demographic center of Boise MSA, 47,000 + VPD
- Flexible building with abundant parking
- Eagle Road monument signage available
- Zoning: CG

SALE PRICE

\$3,950,000

**On-site collection of luxury and exotic cars can be included in the sale for a combined price of \$4,250,000*

755 West Front Street, Suite 300

Boise, Idaho 83702

+1 208 345 9000

colliers.com/idaho



For Sale

Property Information

Sale Price	\$3,950,000
Property Type	Retail
Total Building Size	10,785 SF
Total Land Size	1.158 acres
Parking	73 stalls
Access	Contact agent

Space Available

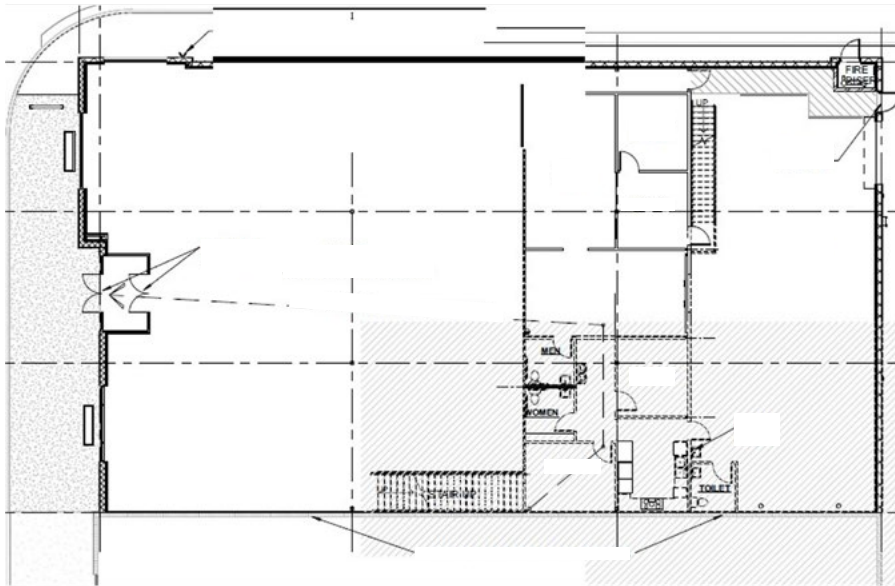
Space Available	Size
Ground Floor	8,971 SF
Finished Loft	1,814 SF
Total	10,785 SF

**On-site collection of luxury and exotic cars can be included in the sale for a combined price of \$4,250,000*

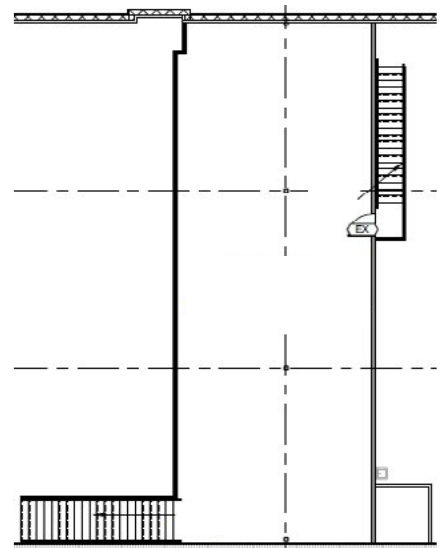


Floor Plans

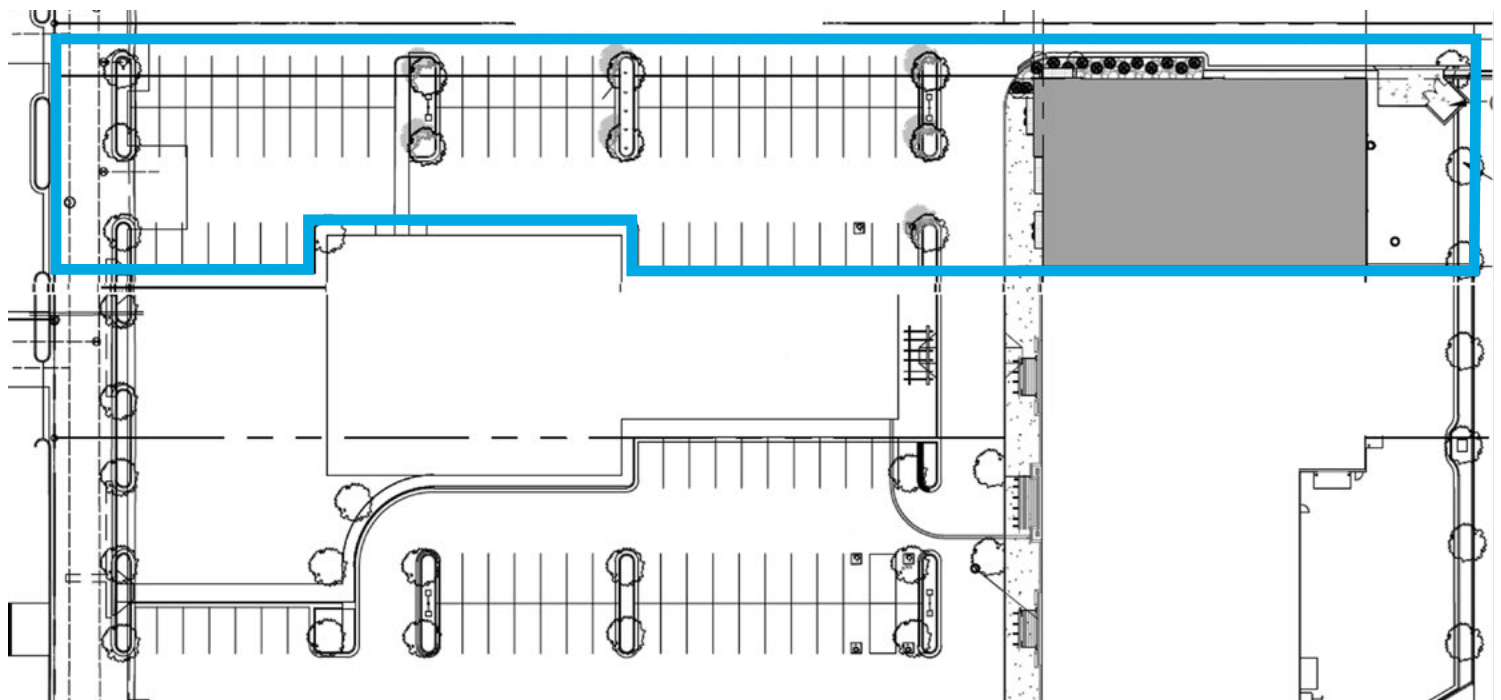
Ground Level



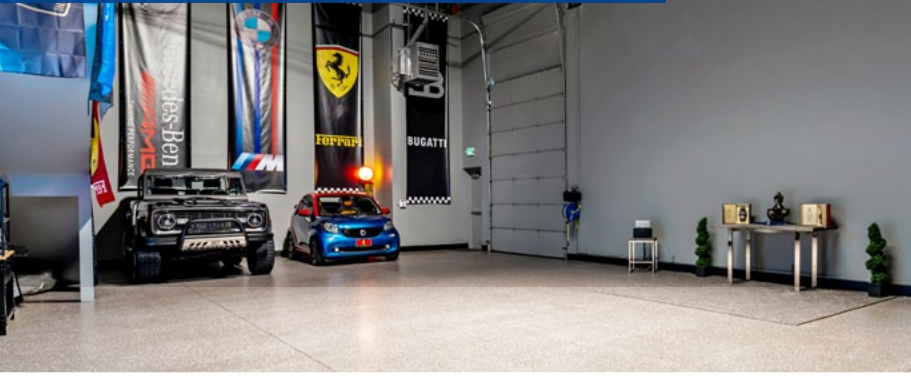
Upper Level



Site Plan



Property Gallery



Property Gallery



Location

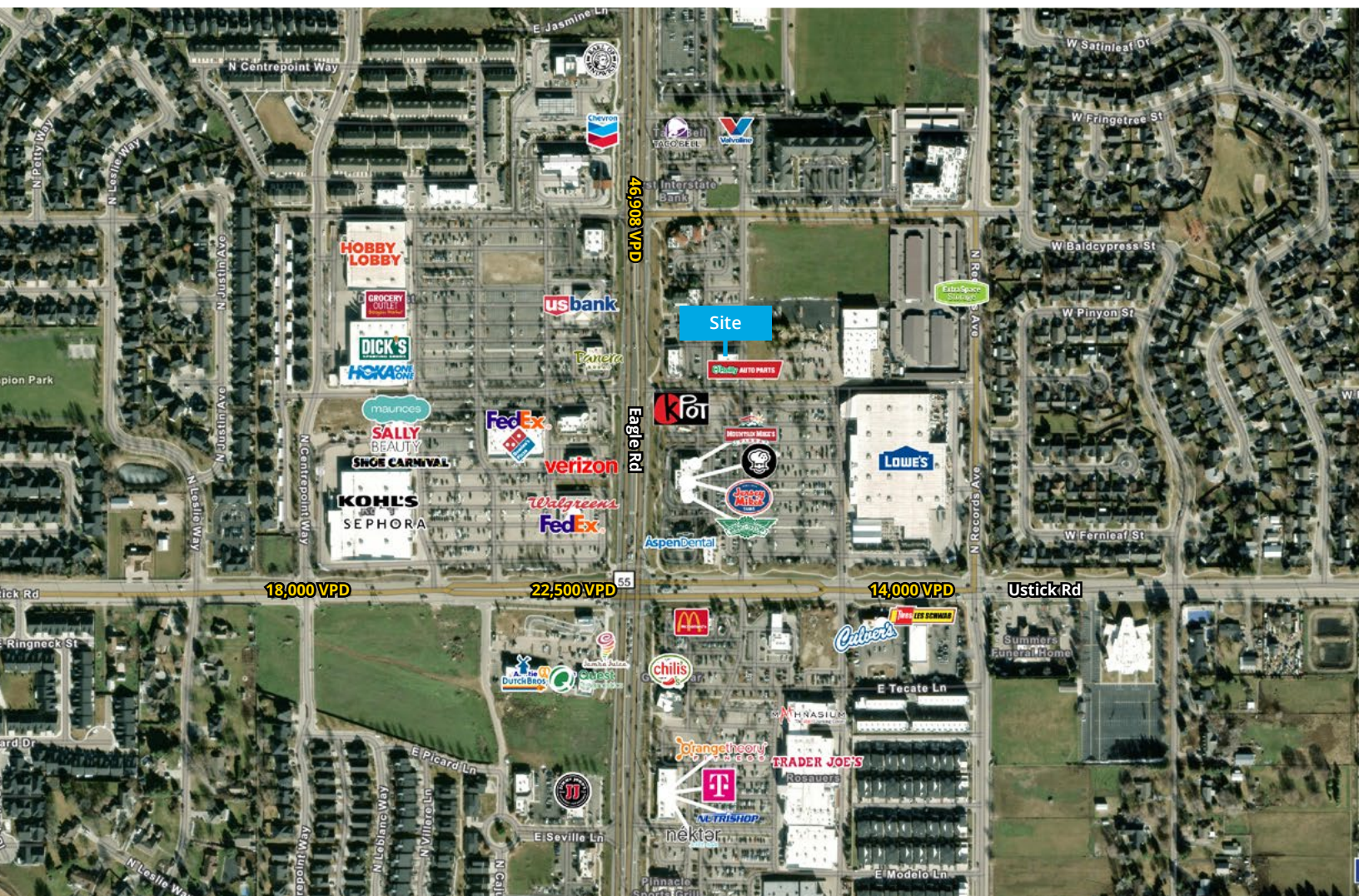
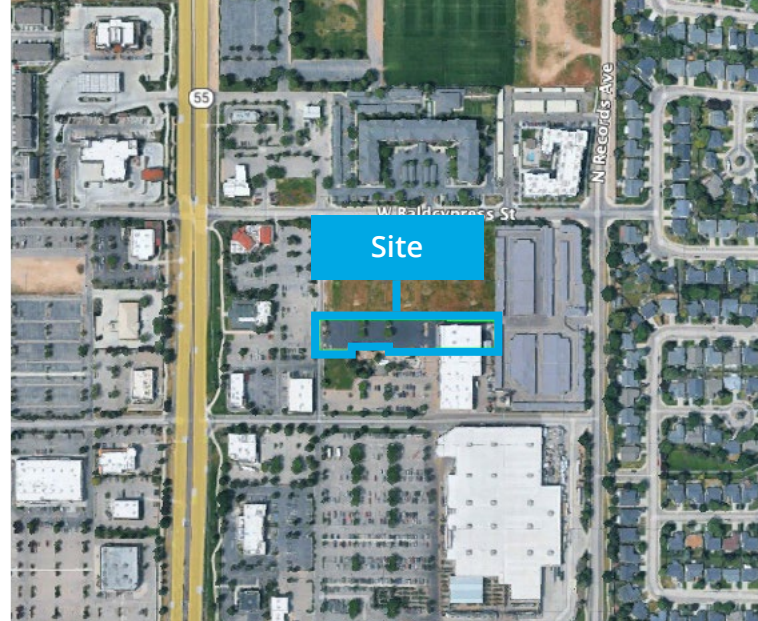
Demos	1 Miles	3 Miles	5 Miles
Population	11,253	67,075	181,261
Households	5,194	28,242	74,844
Avg. Income	\$123,292	\$109,520	\$115,940



[Google Map](#)



[Street View](#)



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Allowed Uses in the Commercial Districts

Principal permitted (P), accessory (A), and conditional (C) or prohibited (-) uses

Use	C-G
Animal care facility	P
Artist studio	P
Arts, entertainment or recreation facility, indoor	P
Arts, entertainment or recreation facility, outdoor	P
Arts, entertainment or recreation facility, outdoor stage or music venue	C
Building material, garden equipment and supplies	P
Church or place of religious worship	P
Civic, social or fraternal organizations	C
Conference center	P
Daycare center	A/C
Daycare, family	A
Daycare, group	A
Dispatch center for mobile services 1	P
Drinking establishment	C
Drive-through establishment	A/C
Education institution, private	P
Education institution, public	P
Equipment rental, sales, and service	C
Financial institution	P
Flex space	P
Food and beverage products processing; minor	P/C
Food truck court	P
Food truck	A
Fuel sales facility	P
Fuel sales facility, truck stop	C
Healthcare or social services	P
Home occupation, accessory use	A
Hospital	C
Hotel and motel	P/C

Use	C-G
Industry, information	P
Industry, light	C
Laundromat	P
Laundry and dry cleaning	P
Live/work residential project	C
Mortuary	P
Multifamily development	C
Nursery or urban farm	P
Nursing or residential care facility	C
Parking facility	P
Personal service	P
Professional service	P
Public, infrastructure	C
Public or quasi-public use	P
Public utility, minor	P
Recreational vehicle park	P
Research and development facility	P
Restaurant	P
Retail sales	P
Retail store	P
Retail store, wine and beer sales and serv-ings	P
Storage facility, outside	A
Storage facility, self-service	C
Vehicle repair, minor	P
Vehicle sales or rental and service	P
Vehicle washing facility	P
Vertically integrated residential project	P
Warehouse	A
Wholesale sales	A
Wireless communication facility	P/C
Wireless communication facility, amateur radio antenna	A/C

Note: ¹ Indicates uses that are subject to specific use standards in accord with Chapter 4 of this Title.

Source: library.municode.com