

PRIME NORTH BOISE SITE FOR SALE | 312 N. 15TH STREET BOISE, IDAHO

15TH & JEFFERSON

MULTIFAMILY SHELL BUILDING

STATE CAPITOL
6 BLOCKS AWAY!

DOWNTOWN CORE
5 BLOCKS AWAY!

N 14TH ST

BANNOCK ST

I-184 CONNECTOR →
4 BLOCKS AWAY!

← STATE STREET
1 BLOCK AWAY!



JEFFERSON ST

S 15TH ST

Sale Price
\$1,200,000

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OFFERING DETAILS

PROPERTY ADDRESS

312 N. 15th Street
Boise, ID 83702

PROPERTY TYPE

Three Story, Multifamily Shell

EXISTING BUILDING SIZE

6,133 Square Feet
+ Small Outbuilding (Currently
Leased at \$380/Mo.)

POSSIBLE NEW CONCEPT BLDG. SIZE

8,441 Square Feet

LOT SIZE

0.14 Acres

YEAR BUILT

1895
Interior Demolished in 2019

ZONING

MX-5 | Mixed-Use Downtown

SALE PRICE

\$1,200,000.00



OFFERING HIGHLIGHTS

- Rare, near north end Boise purchase opportunity just off of State Street arterial, within walking distance of the downtown core's abundance of amenities.
- 6,133 square foot cleaned shell structure, with new roof and trusses, on a 0.14 acre parcel. Building is historical in nature (but not on the Register), constructed in 1895.
- Excellent development potential for multifamily property, with mixed-use zoning allowing for a variety of development options.
- Small outbuilding at back of property, currently leased for \$380/Mo.
- Ideally situated at the gateway to downtown, in Boise's most desirable and highest density rooftop neighborhood, within walking distance to public transportation, major employers and services, and just blocks from the connector.



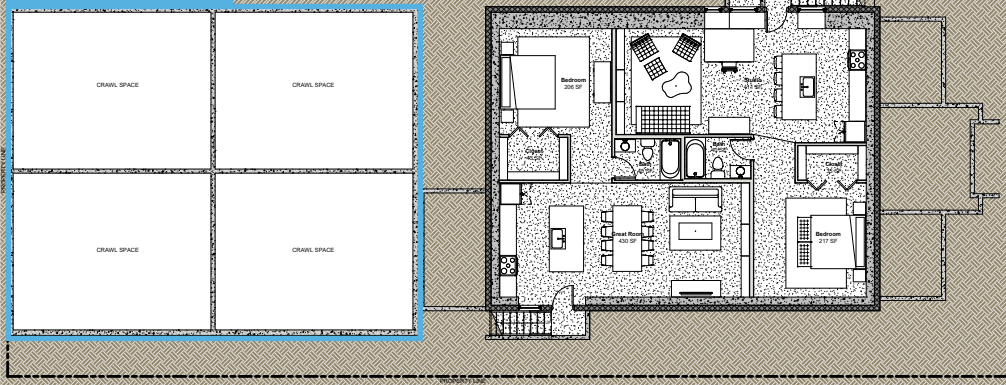


SHELL CONDITION WITH NEW ROOFING & TRUSSES



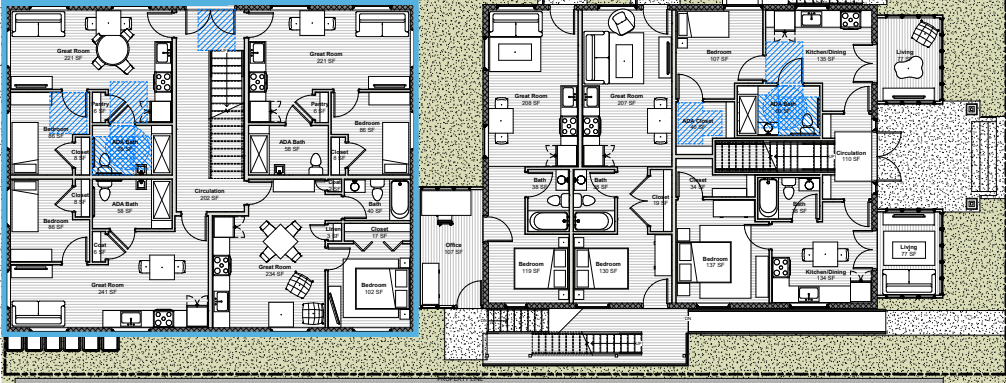
BASEMENT LEVEL

NEW ADDITION



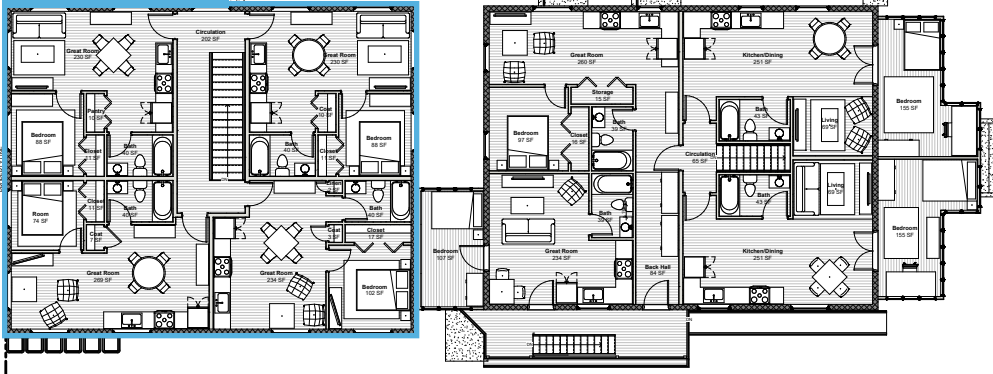
MAIN LEVEL

NEW ADDITION



UPPER FLOORS

NEW ADDITION



CONCEPTUAL PLAN

SPACE

UNIT TYPE

SQ. FT.

■ EXISTING

■ NEW

BASEMENT

B01	STUDIO	708 SF
B02	STUDIO	725 SF
TOTAL		1,432 SF

MAIN FLOOR

101	1-BEDROOM	439 SF
102	1-BEDROOM	439 SF
103	STUDIO	405 SF
104	STUDIO	487 SF
105	1-BEDROOM	395 SF
106	1-BEDROOM	415 SF
107	1-BEDROOM	415 SF
108	1-BEDROOM	395 SF
TOTAL		3,391 SF

UPPER FLOORS

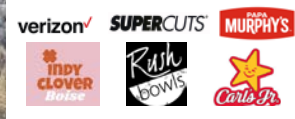
201	1-BEDROOM	536 SF
202	1-BEDROOM	536 SF
203	1-BEDROOM	395 SF
204	1-BEDROOM	532 SF
205	1-BEDROOM	395 SF
206	1-BEDROOM	415 SF
207	1-BEDROOM	415 SF
208	1-BEDROOM	395 SF
TOTAL		3,618 SF

SURROUNDED BY +14,000 HOUSEHOLDS IN BOISE'S DESIRABLE NORTH END!



JUST OFF OF PRIMARY ARTERIAL - STATE STREET

EAGLE



NORTH END LOFTS



24,142 VPD



MX-5

CITY OF BOISE, MIXED-USE DOWNTOWN ZONE

The MX-5 district is intended to provide opportunities for a mix of higher intensity office, commercial, institutional, and residential uses. The MX-5 district is intended to accommodate the needs of the city's Downtown Planning Area as defined in the Comprehensive Plan and to provide for activities conducive to a compact, concentrated, and walkable urban downtown mixed-use center.

For additional zoning information, click the link below.

[MX-5 ZONING INFO](#)

SITE

