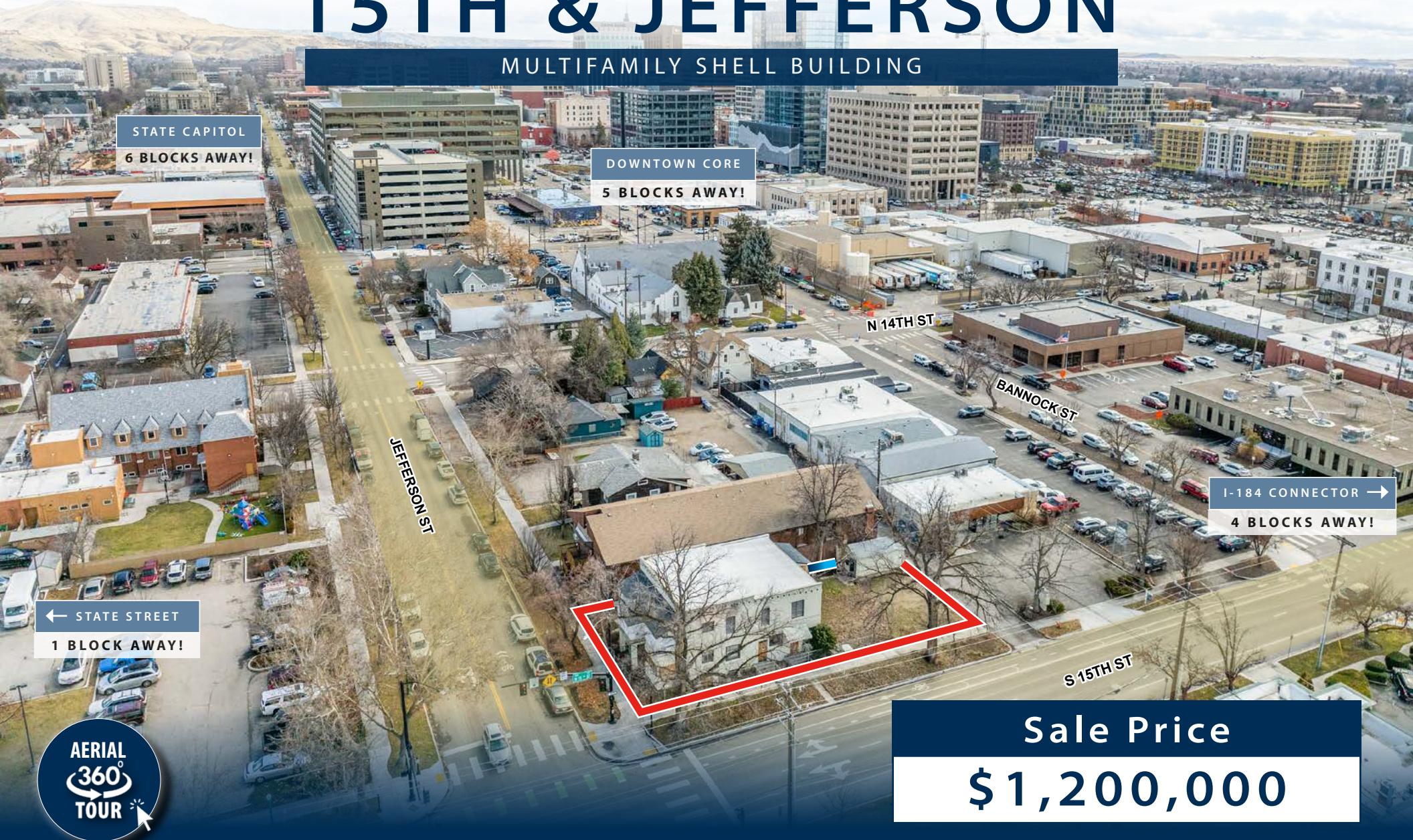


PRIME NORTH BOISE SITE FOR SALE | 312 N. 15TH STREET BOISE, IDAHO

15TH & JEFFERSON

MULTIFAMILY SHELL BUILDING



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OFFERING DETAILS



STATE CAPITOL

DOWNTOWN BOISE

2

15TH & JEFFERSON

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

UPDATED: 8.5.2025

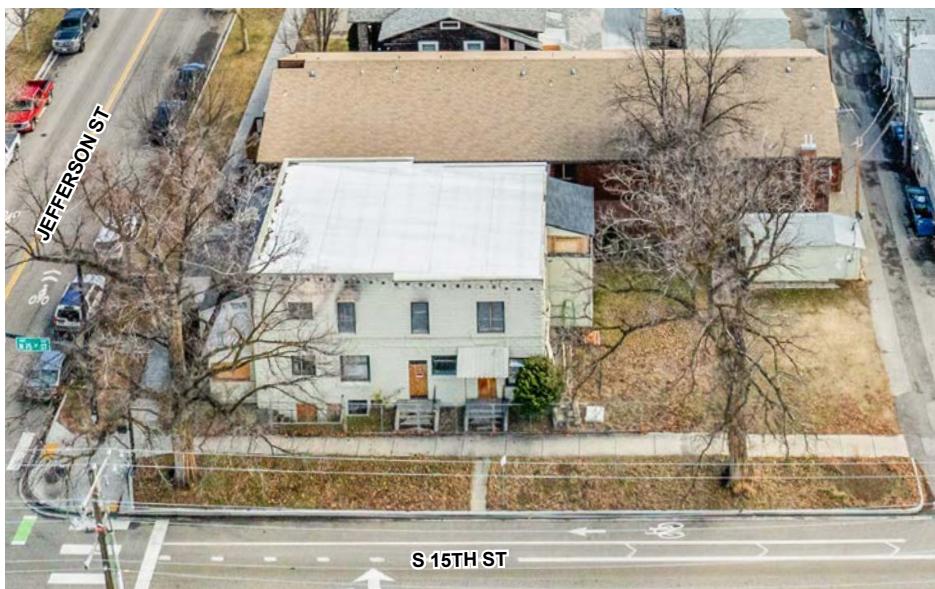
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OFFERING HIGHLIGHTS

- 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.

3 15TH & JEFFERSON



UPDATED: 8.5.2025

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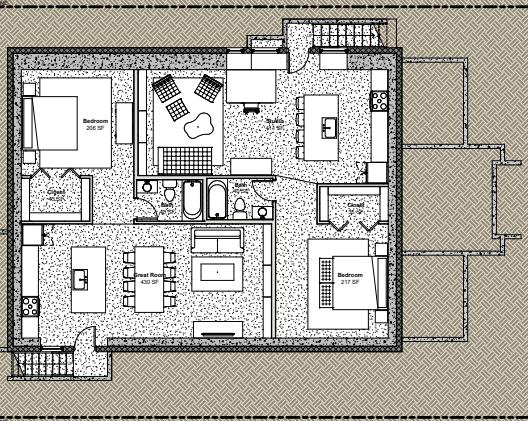
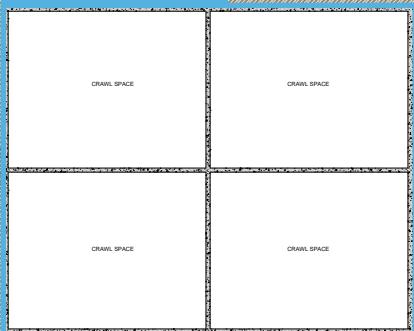


SHELL CONDITION WITH NEW ROOFING & TRUSSES



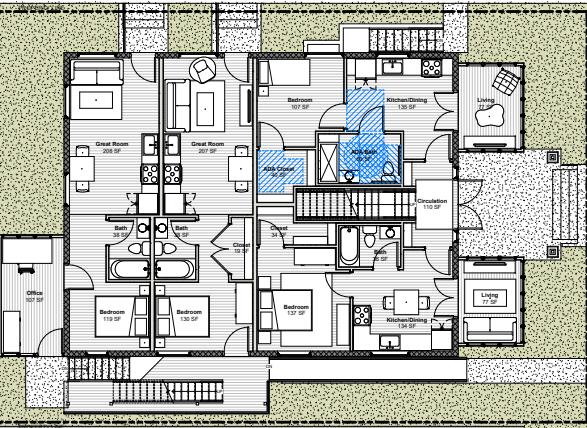
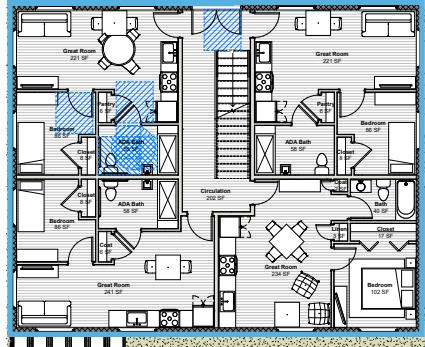
BASEMENT LEVEL

NEW ADDITION



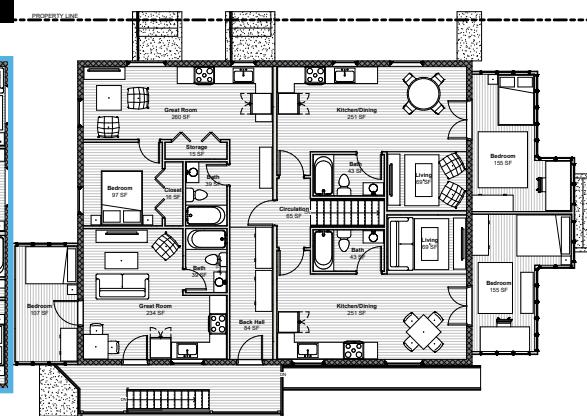
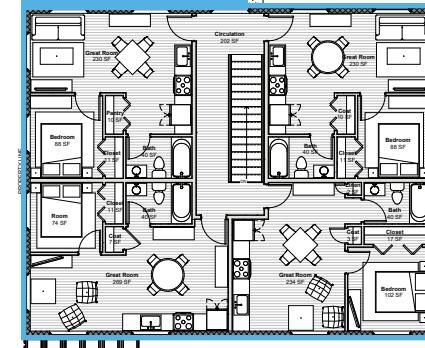
MAIN LEVEL

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



