

For Sale

Hospitality Offering

±7,033 SF | \$1,400,000



Property Overview

Whether you're seeking to convert this property into multifamily housing or revitalize it as a thriving motel, this investment opportunity in Boise, Idaho, offers endless possibilities. With its central location, flexible zoning, existing infrastructure, and potential for value appreciation, this property is poised to deliver significant returns for savvy investors. Don't miss out on the chance to capitalize on Boise's dynamic real estate market and transform this property into a lucrative asset. Owner is willing to carry note. Call Agent for information.

Zoning:

The MX-3 district is intended to provide opportunities for office, commercial, institutional, and residential uses. Please click here to be directed to the City of Boise Zoning Code.

Location Overview

The property is located in the vibrant city of Boise, Idaho, known for its thriving business community and stunning natural surroundings. Situated in the heart of the city, the area offers a diverse range of dining, shopping, and entertainment options, along with convenient access to major transportation routes. Boise is also home to a variety of cultural attractions, including museums, art galleries, and historic landmarks. Nearby points of interest include the Boise River Greenbelt, Boise State University, and the Boise Art Museum, providing a dynamic environment for both work and leisure. With its blend of urban amenities and outdoor recreation opportunities, Boise presents an exciting opportunity for office building investors seeking a dynamic and thriving location.

SALE PRICE: \$1,400,000

ADDRESS: 5620 Fairview Ave.

LOT SIZE: ±0.71 Acres

BUILDING SIZE: ±7,033 SF

ZONING: MX-3 City of Boise

CROSS STREETS: Fairview Avenue & Curtis Road



5571 N. Glenwood St.,
Boise, ID 83714

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Sale Highlights

- Zoned MX-3 for commercial and mixed-use development
- Prime location in the Boise area
- Close proximity to major transportation routes, such as I84
- Monument Signage
- High visibility and accessibility on Fairview Avenue
- Potential for expansion or redevelopment
- Strong investment opportunity in a growing market
- Building Descriptions:
 - Motel Rooms: 15 Rooms
 - Non-Confirmed rooms: 7 OR MORE
 - Building 1: 2,382 SF.
 - Building 2: 39 SF.
 - Building 3: 1,371 SF.
 - Main Building: 1,316 SF.
 - Warehouse: 1,924 SF.



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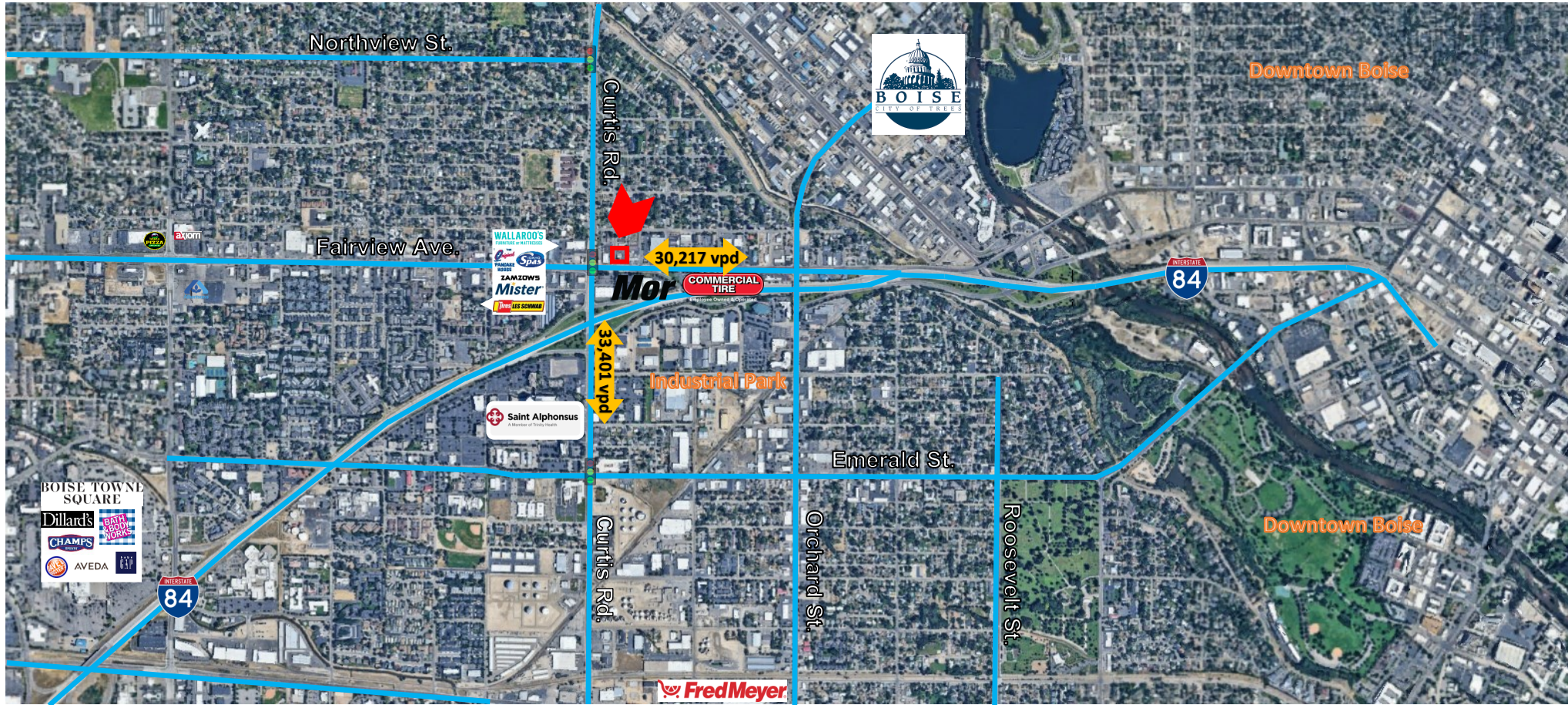
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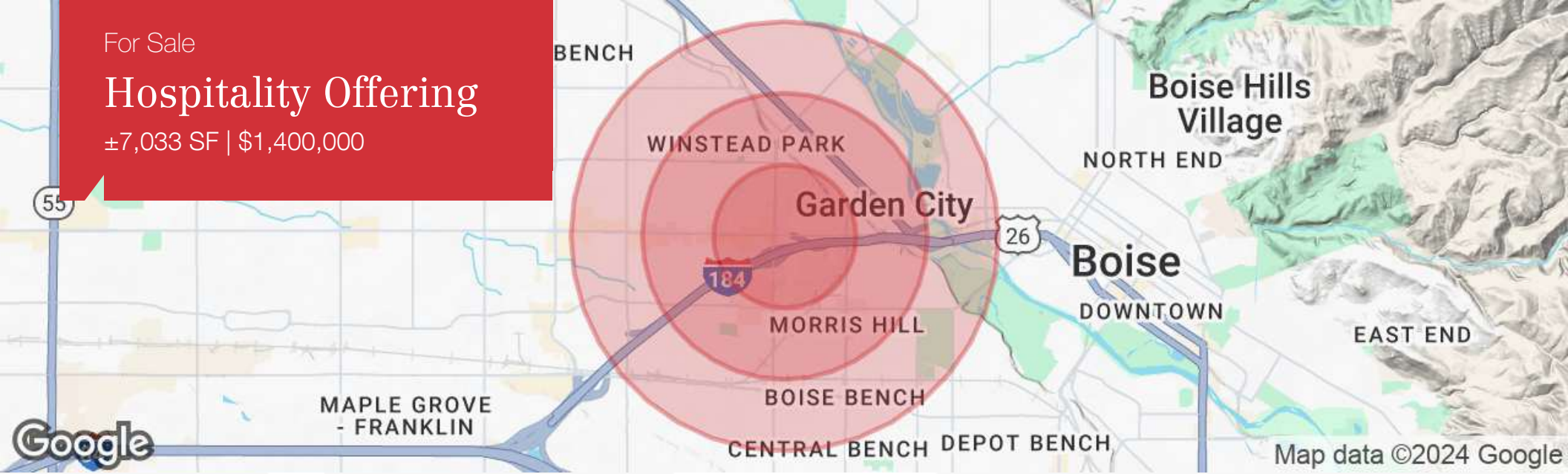
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	0.5 Miles	1 Mile	1.5 Miles
Population			
Total Population	2,507	11,450	25,295
Median Age	31.1	37.6	37.8
Median Age (Male)	31.8	36.3	36.5
Median Age (Female)	32.2	39.7	39.5
Households & Income			
Total Households	938	5,361	11,855
# of Persons Per HH	2.7	2.1	2.1
Average HH Income	\$72,315	\$56,479	\$59,214
Average House Value	\$188,442	\$175,223	\$186,421
Race			
% White	82.2%	85.8%	85.9%
% Black	0.0%	1.3%	1.7%
% Asian	3.1%	2.7%	3.5%
% Hawaiian	0.0%	0.1%	0.4%
% Indian	0.9%	1.0%	0.9%
% Other	0.7%	2.4%	2.7%
Ethnicity			
% Hispanic	14.2%	12.8%	12.1%

* Demographic data derived from 2020 ACS - US Census



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