

VIEW THE 3D VR TOUR [HERE!](#)



PROPERTY INFORMATION

PROPERTY TYPE	Investment/ Development Land
ZONING	C-2D
BUILDING SIZE	1,800 SF Home & 4,960 SF Commercial
ACRES	.646 Acres
PAD SIZE	2 parcels: \pm .415, \pm .231
PRICE	\$1,249,000
UTILITIES	Available
TRAFFIC COUNTS	Intersection of Fairview East of Curtis: 22,615 VPD (3/21/2018)

HIGHLIGHTS

- Ideal investment property w/development upside
- 6.7% Cap Rate on Income potential of \$7,000/mo NNN as is
- Zoning allows for 28 units to be developed on site
- Commercial building designed for vertical additions
- Opportunity for residences with unobstructed mountain views
- Commercial building fully leased through 2024
- Just minutes from the heart of downtown and the river
- Property in proposed CCDC Enhancement Dist.
- Low offsite development costs
- Perfect infill parcel with easy access to public transit
- Potential to include adjacent \pm 1.3 acre parcel

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

FOR SALE



**RALLENS
REALTY**
CONSULTANTS

MIKE BUTLER

208.850.6000 | mike@fullsailboise.com

FULL SAIL + BUILD IDAHO
REAL ESTATE
KELLER WILLIAMS REALTY BOISE

BRIAN RALLENS 208.761.0924 | brian@rallensrealty.com

RALLENS REALTY CONSULTANTS | 1520 W WASHINGTON ST BOISE, ID 83702 | 208.926.6366

rallensrealty.com

5123 W BOND ST & 1650 N HILTON Boise, ID



RALLENS REALTY
CONSULTANTS

Vicinity Aerial



NOTES:

MIKE BUTLER 208.850.6000 | mike@fullsailboise.com

BRIAN RALLENS 208.761.0924 | brian@rallensrealty.com

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

rallensrealty.com

5123 W BOND ST & 1650 N HILTON Boise, ID



RALLENS REALTY
CONSULTANTS



MIKE BUTLER 208.850.6000 | mike@fullsailboise.com

BRIAN RALLENS 208.761.0924 | brian@rallensrealty.com

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

rallensrealty.com

5123 W BOND ST & 1650 N HILTON Boise, ID



RALLENS REALTY
CONSULTANTS



MIKE BUTLER 208.850.6000 | mike@fullsailboise.com

BRIAN RALLENS 208.761.0924 | brian@rallensrealty.com

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

rallensrealty.com

5123 W BOND ST & 1650 N HILTON Boise, ID



RALLENS REALTY
CONSULTANTS



MIKE BUTLER 208.850.6000 | mike@fullsailboise.com

BRIAN RALLENS 208.761.0924 | brian@rallensrealty.com

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

rallensrealty.com

5123 W BOND ST & 1650 N HILTON Boise, ID



RALLENS REALTY
CONSULTANTS



MIKE BUTLER 208.850.6000 | mike@fullsailboise.com

BRIAN RALLENS 208.761.0924 | brian@rallensrealty.com

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

rallensrealty.com

5123 W BOND ST & 1650 N HILTON Boise, ID



MIKE BUTLER 208.850.6000 | mike@fullsailboise.com

BRIAN RALLENS 208.761.0924 | brian@rallensrealty.com

This information, while not guaranteed, is from sources we believe to be reliable.
This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

rallensrealty.com