

**Restaurant Building & Parking Lot
For Sale or Lease/Possible Owner Carry**

**MICHENER
INVESTMENTS** LLP

COMMERCIAL REAL ESTATE



- Location:** 3447 W. Chinden Blvd. (Corner of 35th Street) & 106 W. 35th Street and Stockton –additional Parking
- Building Size:** ± 3,244 Sq. Ft. seating for 108
- Land Size:** .268 acres + parking lot .34 acres
- Total Parking:** 36 (plus 6 street spaces)
- Zoning:** C-1 City of Garden City
- Traffic Count:** 12/2014 – 28,055 cars per day
- Demographics:** 3 Mile Ring Population -110,369
- Built:** Completely re-built and expanded in 2002. 2 – ADA restrooms
- Sale Price:** \$678,000
- Lease Rate:** \$18/Sq. Ft. plus NNN estimated 2017 Taxes (\$785/Month) and Insurance (\$50/Month)
- Includes:** 16' Kitchen hood with fire suppressant system
Grease Trap- Impact Fees paid
7- 6 seat booth & 7- 4 seat booth
Pylon Sign in place
- Comments:** This has been a successfully operated restaurant since 1992
The remaining FF &E is available for \$10,000 or possibly included with a lease.
Included are Stainless steel kitchen work tables
8' compartment sink, 8' X 18' walk-in cooler/freezer.

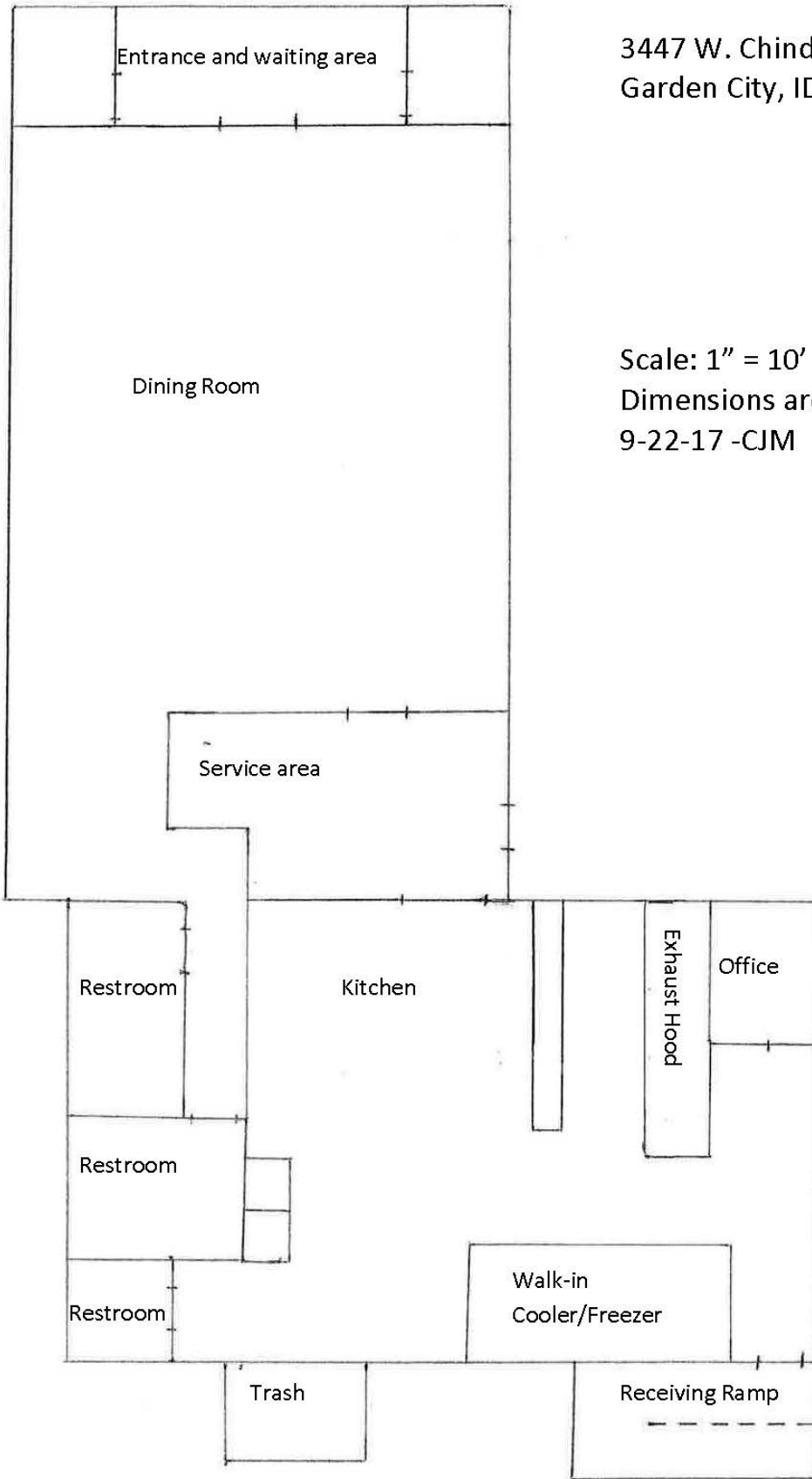
Cliff Marcum
208-866-3586 Cell
208-336-3202 Office

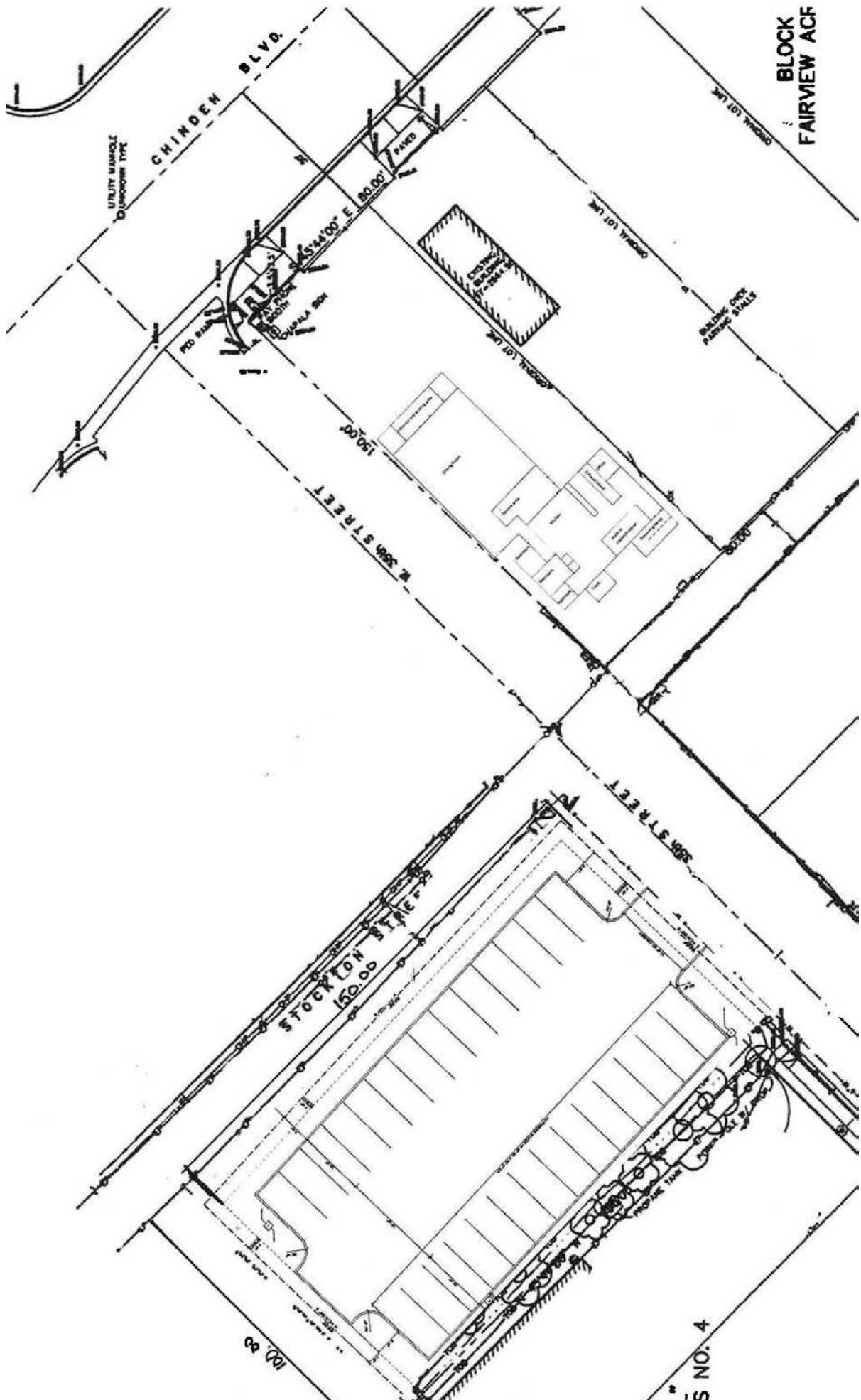
Michener Investments, LLP
1412 W. Idaho Ste 110
Boise, Idaho 83702

Cliff@michenerinvestments.com
www.michenerinvestments.com

3447 W. Chinden Blvd
Garden City, ID

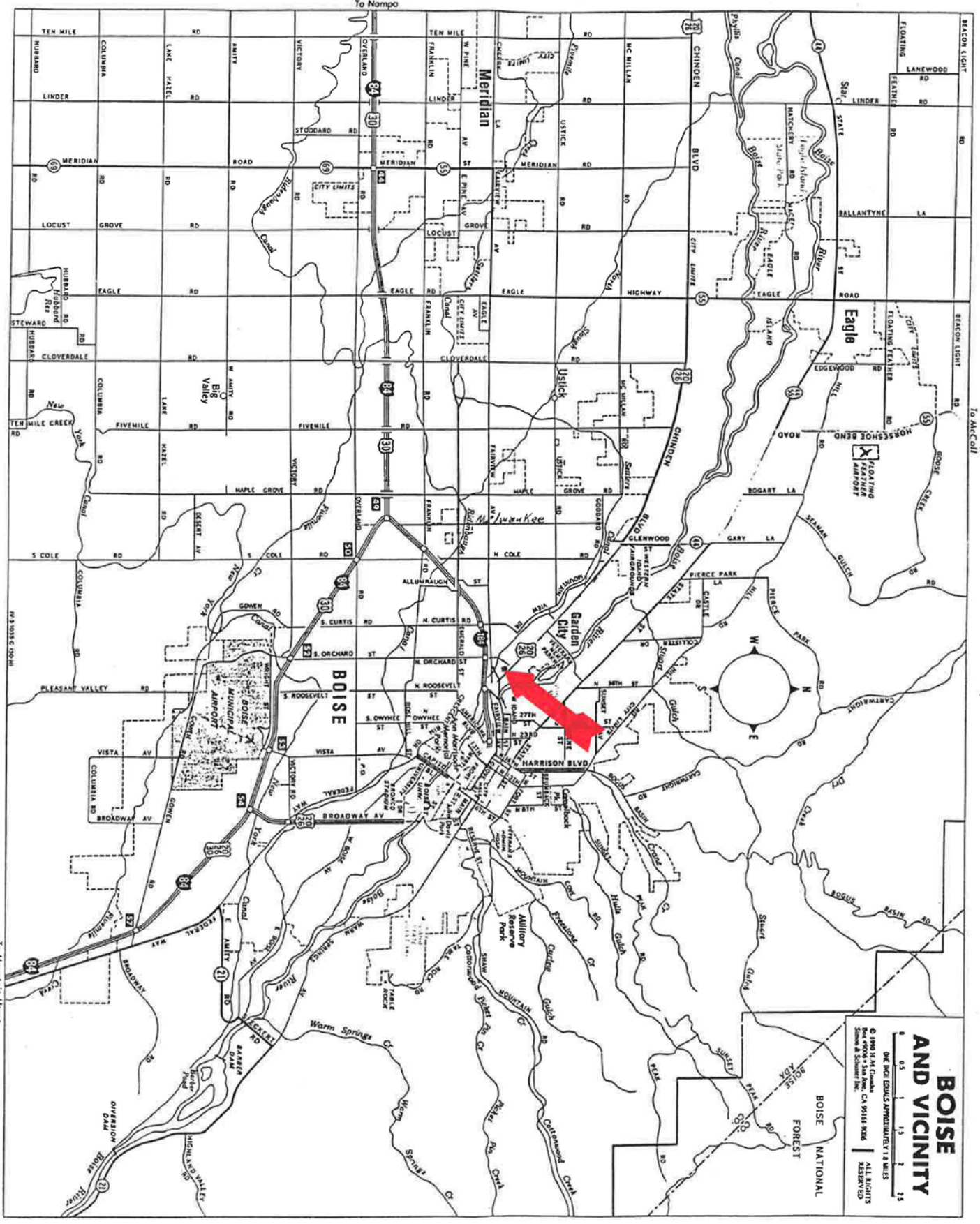
Scale: 1" = 10'
Dimensions are approximate
9-22-17 -CJM





BLOCK
 FAIRVIEW ACF

S NO. 4



BOISE AND VICINITY

ONE INCH EQUALS APPROXIMATELY 1.8 MILES

© 1988 by M. G. Coakley, CA 91818 9006 ALL RIGHTS RESERVED

BOISE NATIONAL FOREST

Scale: 0 0.5 1 1.5 2 2.5 miles

To Mountain Home

To McCall

To Nampa