

TOK

COMMERCIAL

5963 EMERALD ST

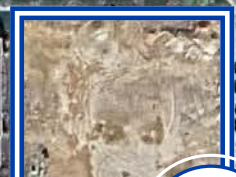
FOR SALE, LEASE, OR BTS / BOISE, ID 83704

JOINT SPECIALIST
Saint Alphonus

URGENT CARE
Saint Alphonus

EMERALD STREET

REHAB. CENTER
Saint Alphonus



SITE

CURTIS ROAD

DENTON STREET

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HIGHLIGHTS



- Surrounded by quality medical office users.
- Just off of the connector via Curtis Road and minutes to I-84.
- Located directly behind the St. Alphonus Medical Center campus.
- MX-1 Mixed Use Neighborhood zoning allows for a variety of users.
- Corner lot exposure at Emerald and St. Al's Rehabilitation Hospital entrance.

DETAILS



SALE PRICE:	\$2,200,000
LEASE RATE:	Contact Agent
SUBMARKET:	Central Boise
BLDG TYPE:	Medical Office
BLDG SIZE:	11,200 to 13,100 SF
PARKING:	65 Stalls
ZONING:	MX-1

UPDATED: 5.26.2026

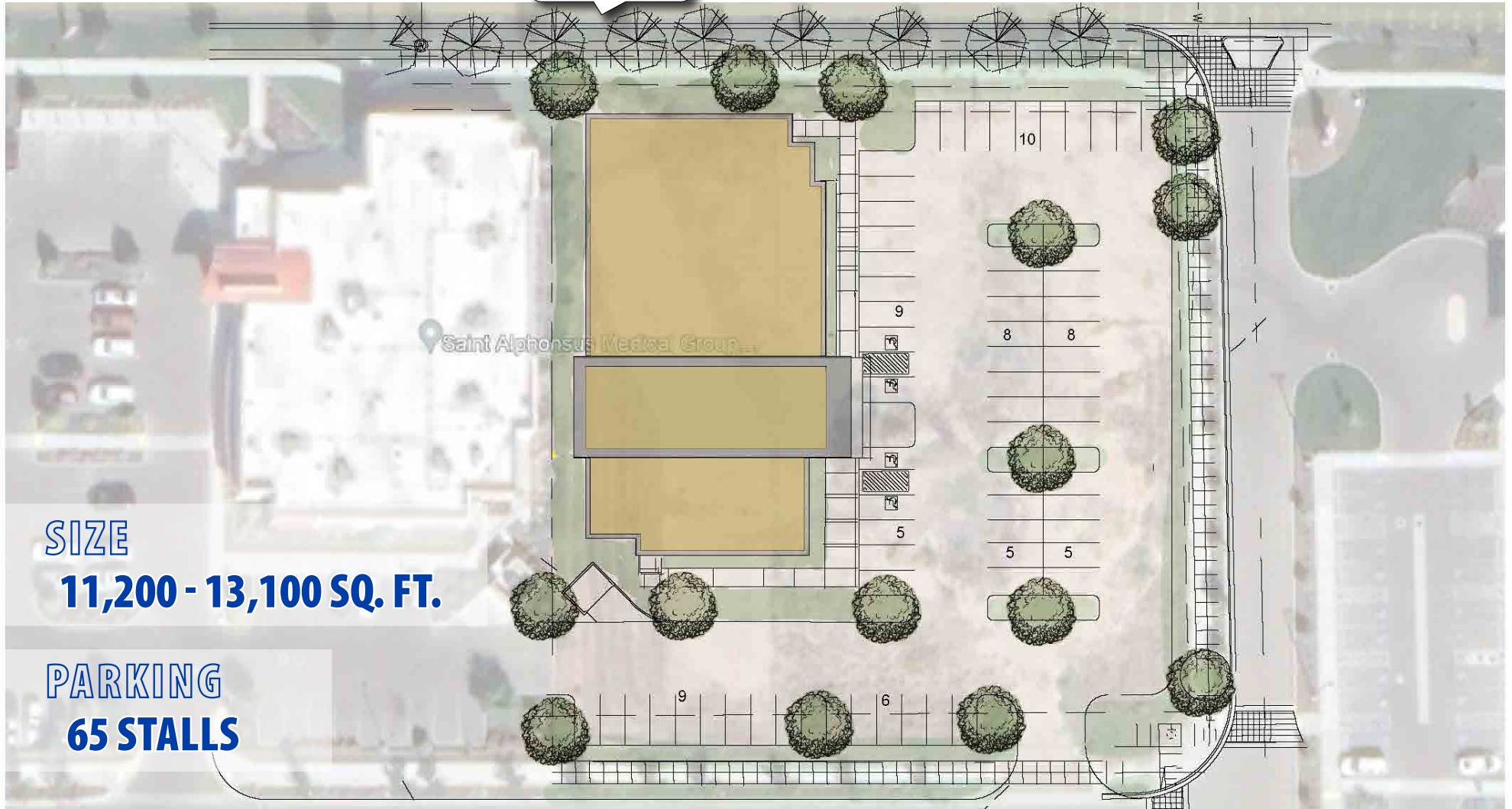
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CONCEPTUAL SITE PLAN

EMERALD STREET



SIZE

11,200 - 13,100 SQ. FT.

PARKING

65 STALLS

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GARDEN CITY

N CURTIS RD

DOWNTOWN BOISE
2.3 MILES AWAY →

184

EXIT 2



Saint Alphonse

SITE

W EMERALD ST



ZONING | MX-1 MIXED-USE: NEIGHBORHOOD

MX-1 | Mixed-use: Neighborhood

MX-1 is Boise's Mixed-Use: Neighborhood zone that supports neighborhood-scale medical and healthcare uses—such as clinics, therapy practices, dental offices, and small outpatient facilities—integrated with residential and limited commercial uses in a walkable, pedestrian-oriented setting, emphasizing active street-facing entrances, patient-friendly access, and compatibility with surrounding housing.

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