

LAND FOR SALE OR LEASE

209 W 36TH STREET

GARDEN CITY, IDAHO 83714



LAND AVAILABLE:

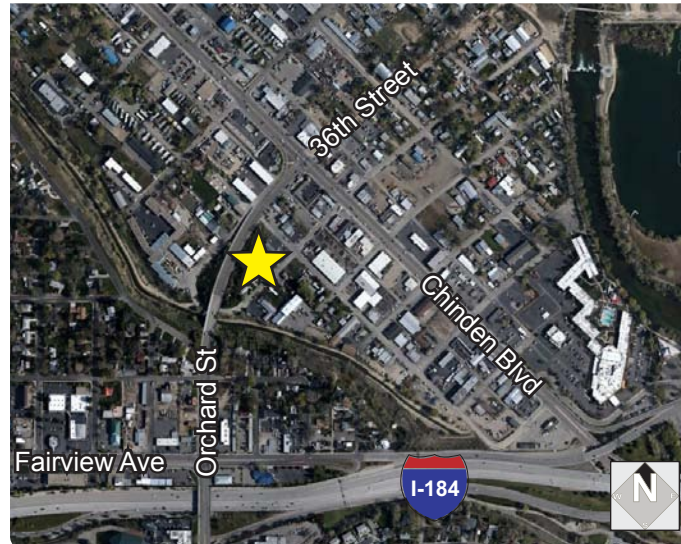
Size:	0.29 Acres
Sales Price:	\$89,500 (\$7.08/SF)
Lease Rate:	\$650 per Month (Yard)
Zoning:	C-2

DEMOGRAPHICS:

2016	1 Mi.	3 Mi.	5 Mi.
Population:	9,071	106,024	205,693
Avg HH Income:	\$50,581	\$59,107	\$66,876
Total Employees:	13,126	109,675	161,769
Households:	3,909	47,031	87,416

CONTACT:

Mike Keller, SIOR, CCIM
 Ph: 208.947.0844
 mtk@tokcommercial.com



LISTING COMMENTS:

- Perfect for owner/user.
- Access off Brown Street.
- See attached ALTA survey.
- See attached "Conceptual" plan.
- Rare small parcel in central location.
- Phase I Environmental study available.
- Recently graded and compact graveled.
- Excellent visibility off Orchard Street and 36th Street.

CONCEPTUAL SITE PLAN



Ward Schwider
 1716 N 32nd
 Meridian, ID 83703
 Tel: 859-2336
 Cell: 859-2336
 Email: schwider@juno.com

Architectural
 Productions

KELLER INVESTMENTS
 TWO UNIT COMMERCIAL FLEX SPACE
 209 W. 36TH ST.

DATE: May 12, 2016
 PROJECT NO:
 DRAWN: WBS
 CHECKED:

revisions:

sheet number:
A1.0
 Site Plan

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

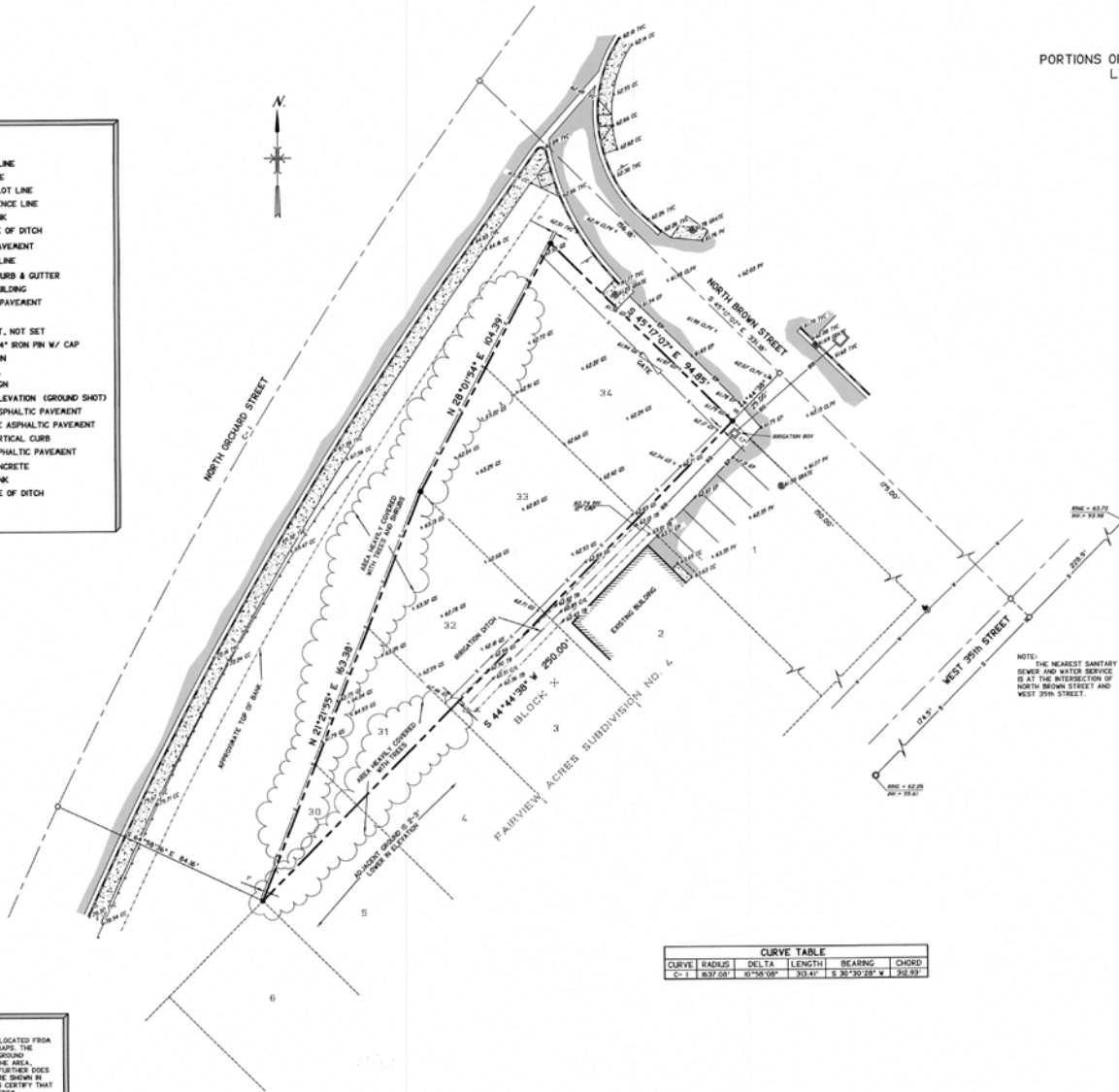
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TOPOGRAPHIC SURVEY

LEGEND	
---	BOUNDARY LINE
---	CENTER LINE
---	ORIGINAL LOT LINE
---	EXISTING FENCE LINE
---	TOP OF BANK
---	CENTERLINE OF DITCH
---	EDGE OF PAVEMENT
---	IRRIGATION LINE
---	VERTICAL CURB & GUTTER
---	EXISTING BUILDING
---	ASPHALTIC PAVEMENT
---	CONCRETE
□	CALC. POINT, NOT SET
•	SET 1/2"x24" IRON PIN W/ CAP
○	CATCH BASIN
---	GUARD RAIL
---	TRAFFIC SIGN
---	EXISTING ELEVATION (GROUND SHOT)
---	EDGE OF ASPHALTIC PAVEMENT
---	CENTERLINE ASPHALTIC PAVEMENT
---	TOP OF VERTICAL CURB
---	TOP OF ASPHALTIC PAVEMENT
---	TOP OF CONCRETE
---	TOP OF BANK
---	CENTERLINE OF DITCH



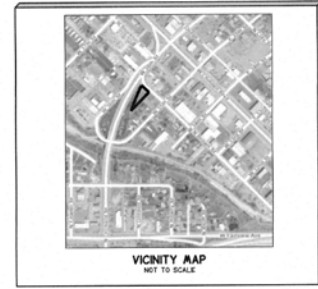
NOTE
 1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. UTILITIES IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-292-123 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C-1	207.00'	67°58'58"	313.41'	525.90'± 28.15'

TOPOGRAPHIC SURVEY FOR MIKE KELLER

PORTIONS OF LOTS 30-34, BLOCK X, FAIRVIEW ACRES SUBDIVISION NO. 4, LYING IN THE SE 1/4, SECTION 5, T.3N., R.2E., B.M., GARDEN CITY, ADA COUNTY, IDAHO

SCALE IN FEET
 1" = 20'



ACREAGE: 0.299 ACRES

ZONING: C-2
BUILDING SETBACKS:
 FRONT = 5'
 REAR = 5'
 SIDE INTERIOR = 5'
 SIDE W/ STREET = 5'
MINIMUM LOT SIZE: 1 N/A

IRRIGATION DISTRICT: FAIRVIEW ACRES WATER USERS ASSOC.
DRAINAGE DISTRICT: N/A
SEWAGE DISPOSAL: GARDEN CITY
WATER SUPPLY: GARDEN CITY
FLOOD ZONE: X (FEHA MAP NUMBER 1600IC0276 H FEBRUARY 19, 2003)

CERTIFICATE OF SURVEYOR
 I, PATRICK A. TEALEY, PLS NO. 4347, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND PLING ACT.



TEALEY'S LAND SURVEYING
 1974 W. EXETER DRIVE, SUITE 100
 208-287-0206
 www.tealey.com
 PROJECT NO. 4088
 DATE: AUGUST, 2016
 SCALE: 1" = 20'

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