

For Sale
Retail/Warehouse Building

MICHENER
INVESTMENTS LLP

COMMERCIAL REAL ESTATE



- Location: 3800 Chinden Blvd., Garden City, Idaho 83714
(Corner of 38th & Chinden) ** Tenant Relocating**
- Building Size: ± 6,368 Sq. Ft. Buyer to verify
- Lot Size: ± .34 acres ± 14,810 Sq. Ft.
- Sale Price: \$636,800 (\$100/Sq. Ft.)
- Comments:
- ▶ Currently occupied ** TENANT RELOCATING**
 - ▶ Shown by appointment only- Do not disturb tenant/Contact Agent
 - ▶ Zoned Commercial C-1
 - ▶ Building consists of:
 - ± 1,500 Sq. Ft. of 5 offices and break room
 - ± 4,868 Sq. Ft. of shop/warehouse space
 - (2) 12 X 12 Overhead Doors with grade level and dock high
 - (2) 8 X 8 Overhead Doors with 2 dock high
 - (1) 8 X 8 Overhead Door storage space
 - ▶ Secure fenced paved yard space.
 - ▶ 7 off street parking spaces for customers
 - ▶ Over for Floor plan →

*The above 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.

Hoyt Michener, CCIM
208-870-1990 Cell
208-336-3202 Office

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

hoyt@michenerinvestments.com
www.michenerinvestments.com

