

Restaurant Building & Parking Lot For Sale/Possible Owner Carry

MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE



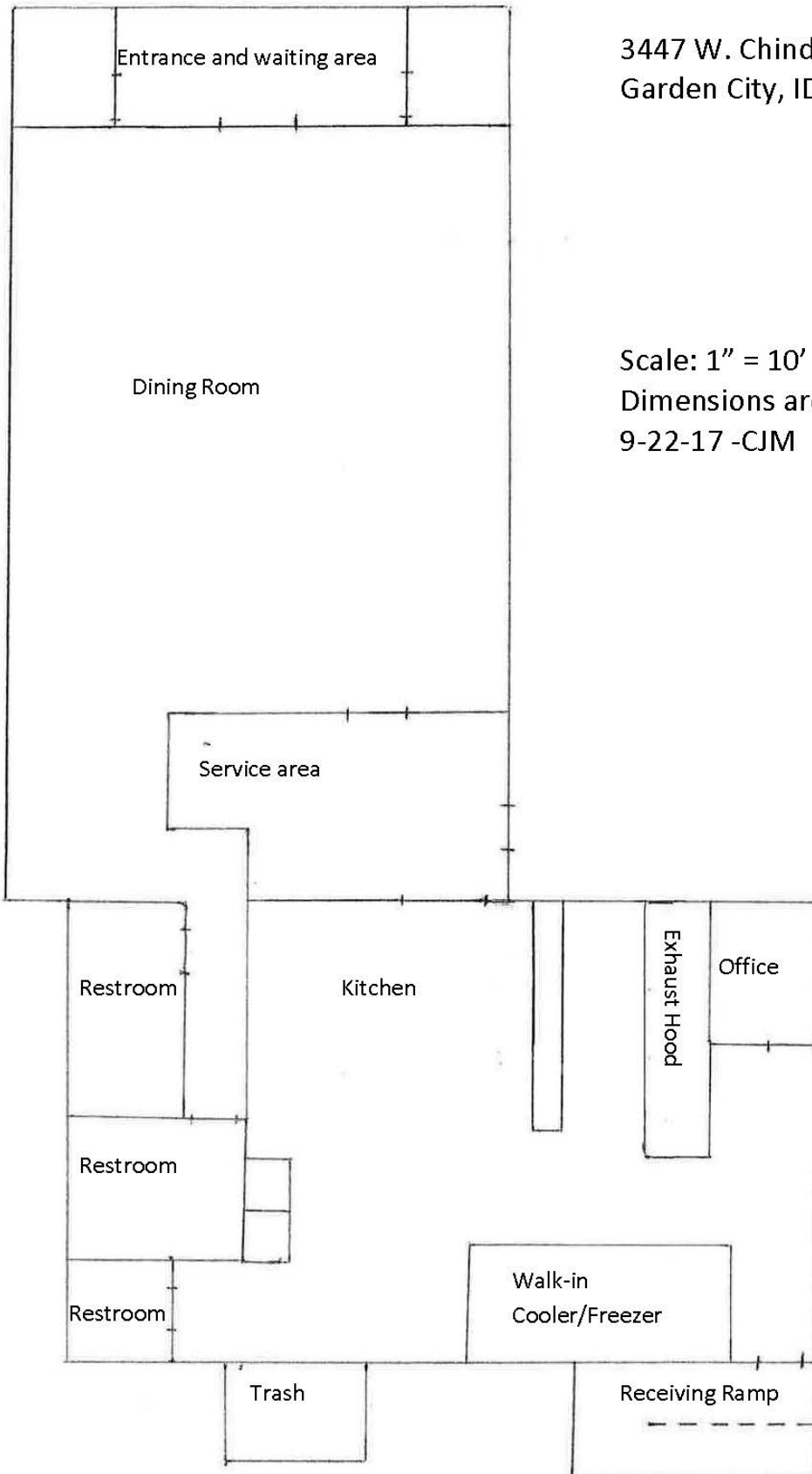
- Location:** 3447 W. Chinden Blvd. (Corner of 35th Street) & 106 W. 35th Street and Stockton –additional Parking
- Building Size:** ± 3,244 Sq. Ft. seating for 108
- Land Size:** .268 acres + parking lot .34 acres
- Total Parking:** 36 (plus 6 street spaces)
- Zoning:** C-1 City of Garden City
- Traffic 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
- Price:** \$700,000
- 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.
Included are Stainless steel kitchen work tables
8' compartment sink, Ice machine, 8' X 18' walk-in cooler/freezer.

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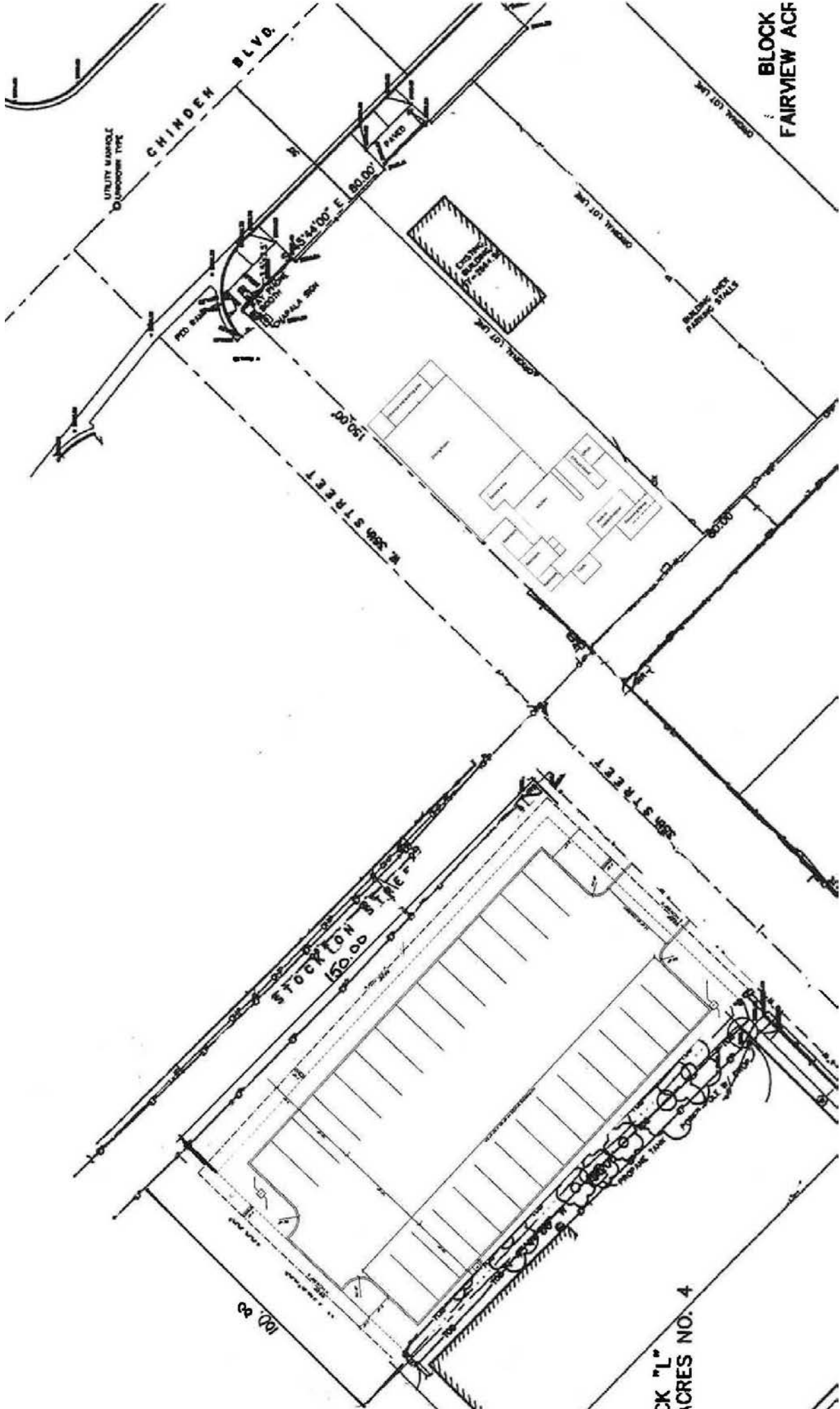
*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.



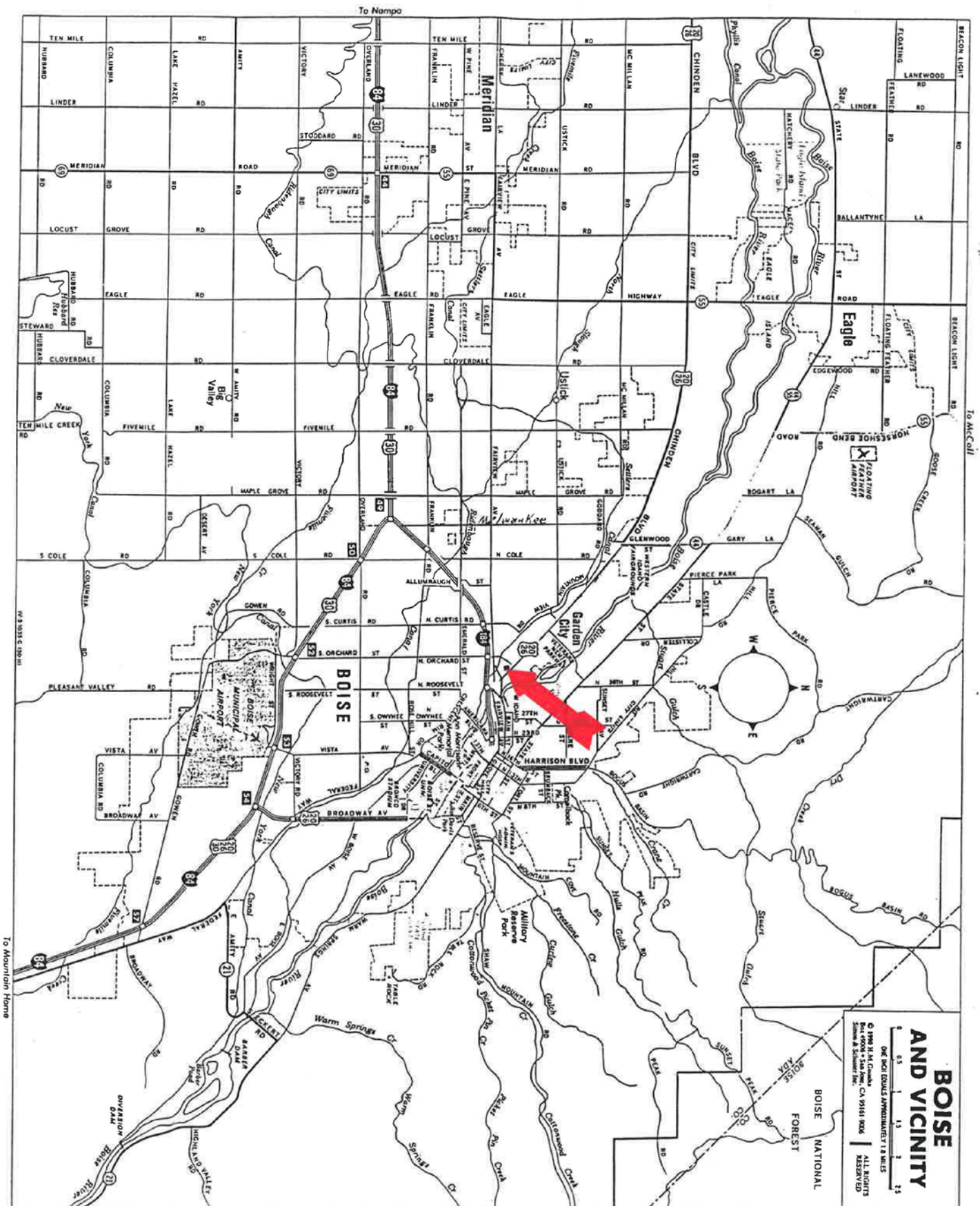
3447 W. Chinden Blvd
Garden City, ID

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

BLOCK
FAIRVIEW ACF



CK "L"
ACRES NO. 4



BOISE AND VICINITY

ONE INCH EQUALS APPROXIMATELY 1.8 MILES

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