



MULTI-TENANT INDUSTRIAL/OFFICE BUILDING

412 E 41ST STREET, GARDEN CITY, ID 83714

INDUSTRIAL / OFFICE

FOR SALE



PROPERTY INFORMATION:

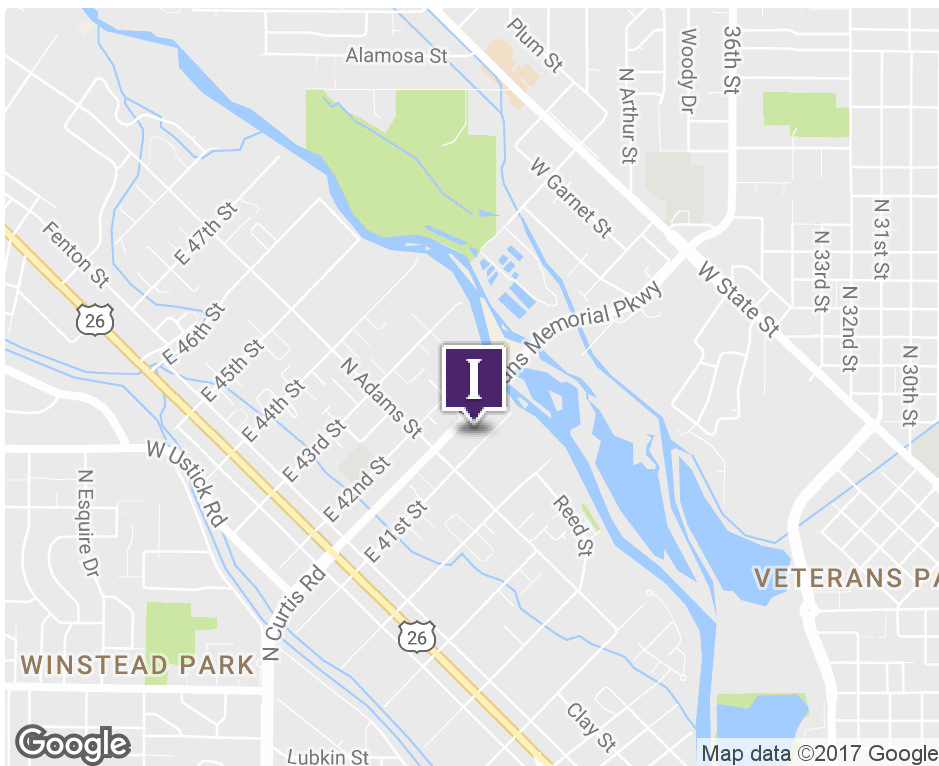
Sale Price: **\$675,000**

Lot Size: **0.65 Acres**

Building Size: **15,000 SF**

Zoning: **C-2**

Market: **City of Garden City**



380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
www.icrellc.com
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LISTING AGENTS:

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$675,000

Lot Size: 0.65 Acres

Building Size: 15,000 SF

Zoning: C-2

Market: City of Garden City

PROPERTY HIGHLIGHTS

- (7) Small Shops/Storage Rooms
- Ample Office Space
- Conference Room, Breakroom, and Private Offices
- Potential Reception Area
- New Paint, Carpet, and Finishing: currently being installed
- Excellent Veterans Memorial Pkwy Exposure

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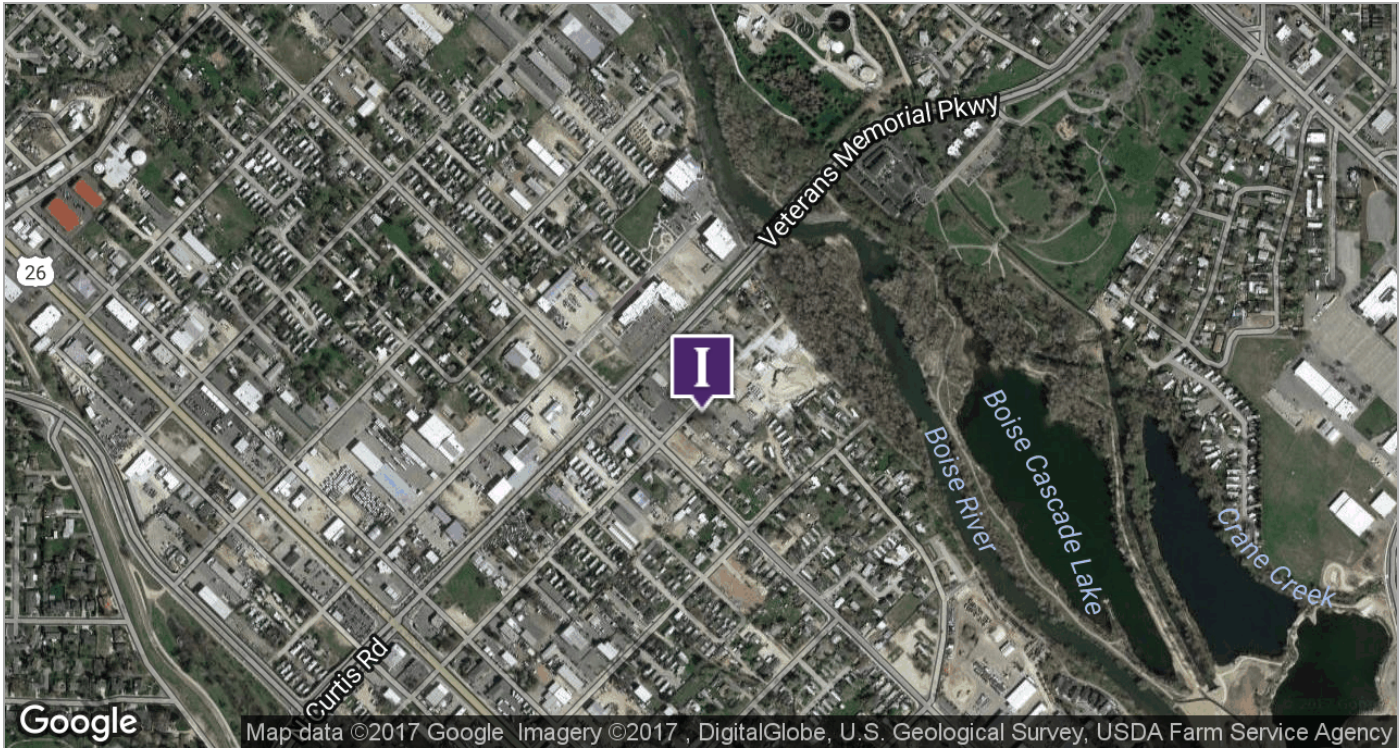
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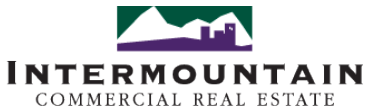
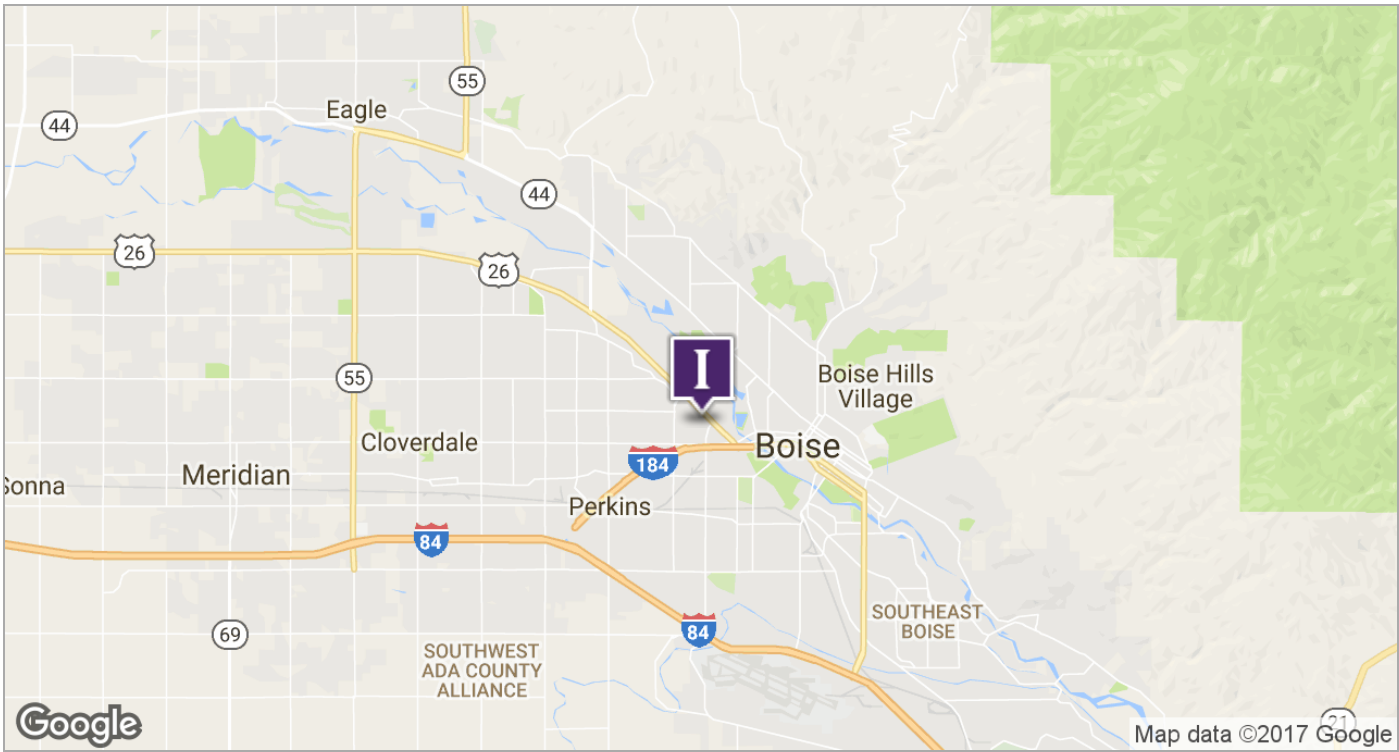
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LOCATION MAPS



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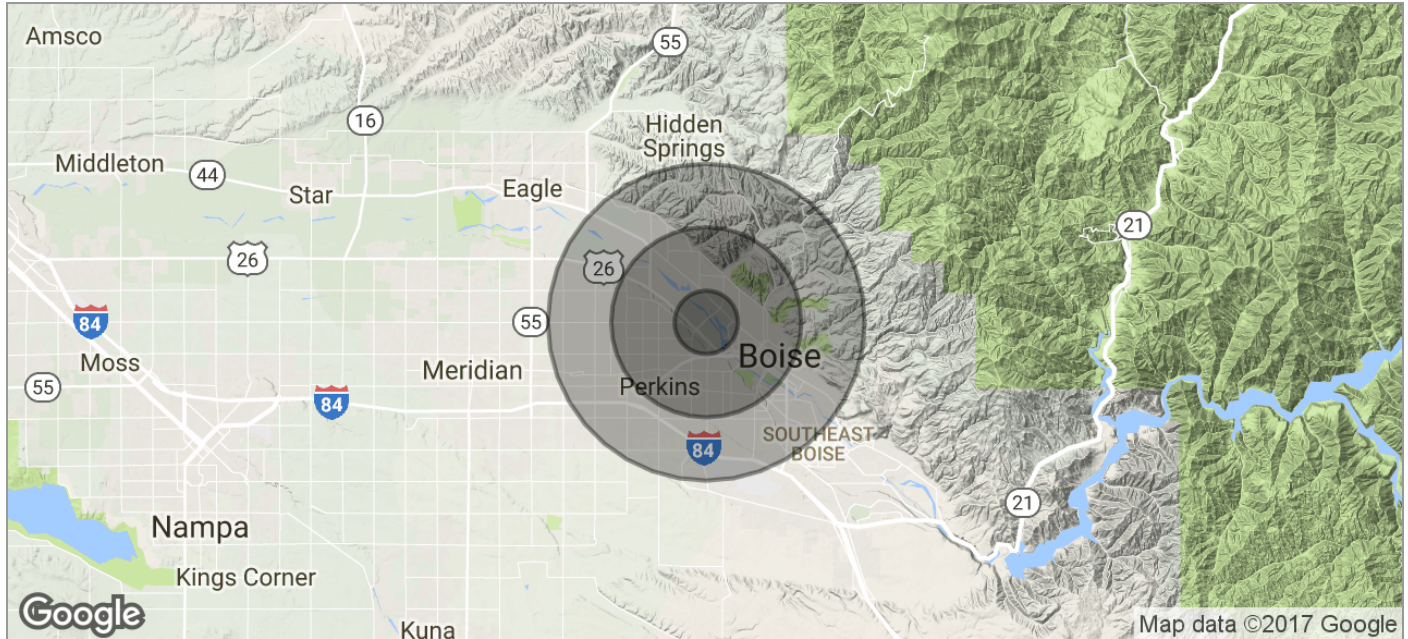
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DEMOGRAPHICS MAP



POPULATION

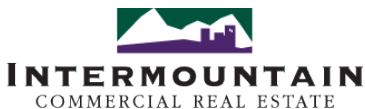
	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,293	90,080	198,330
MEDIAN AGE	31.9	34.9	35.2
MEDIAN AGE (MALE)	32.8	34.0	34.4
MEDIAN AGE (FEMALE)	30.7	35.7	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,604	41,123	86,358
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$47,012	\$53,360	\$58,267
AVERAGE HOUSE VALUE	\$117,507	\$227,619	\$218,361

* Demographic data derived from 2010 US Census

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