

# MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

## Garden City Fenced Yard Area for Lease or Build to Suit



- Location:** 5317 N. Sawyer Ave, Garden City, ID 83714
- Land Size:** ± 36,150 Sq. Ft. (.83 acre) fenced yard area. Level, weed free, with good gravel base.
- Site Access:** Via easement (shared with 5319 and 5315 Sawyer) to Sawyer Ave
- Site Amenities:** Security fenced, private, level with good gravel base.
- Rent:** \$1,200/Month/NNN
- NNN Costs:** \$170/Month (Taxes: \$1,850/year and Insurance: \$190/year)
- Build to Suit:** Owner can build to suit for qualified tenant
- Agent:** Lawrence A. Ross  
208-861-9909

\*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.