

Available For Sale

# MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE



Location: 412 E. 41<sup>st</sup> Street, Garden City, Idaho 83714

Building Size: ± 15,024 Sq. Ft.

Land Size: ± 25,961 Sq. Ft.

Sales Price: \$675,000 (Would work for Investor, or Owner user)

Vacant Spaces:	<u>Suite</u>	<u>Floor</u>		<u>Size:</u>
	2	1 <sup>ST</sup>	Office	± 800
	3	1 <sup>ST</sup>	Office	± 882
	3 A	2 <sup>ND</sup>	Office	± 630
	3 B	2 <sup>ND</sup>	Office	± 215
	3 C	2 <sup>ND</sup>	Office	± 216
	4	1 <sup>ST</sup>	Office	± 1,920
	4 A	2 <sup>ND</sup>	Office	± 250
	4 B	2 <sup>ND</sup>	Office	± 216
	4 C	2 <sup>nd</sup>	Office	± 200
	5 B	2 <sup>ND</sup>	Office	± 300
	5 C	2 <sup>ND</sup>	Office	± 300
	6	1 <sup>st</sup>	Shop/WH	± 1,000
	7	1 <sup>st</sup>	Storage	± 600

Comments: Mixed Use – Office and Shop Space  
Zoned Commercial C-2  
NO Lock Box call agent for showing  
Please do not disturb tenants  
Great access – visibility of Veterans Memorial Parkway

Over for Map →

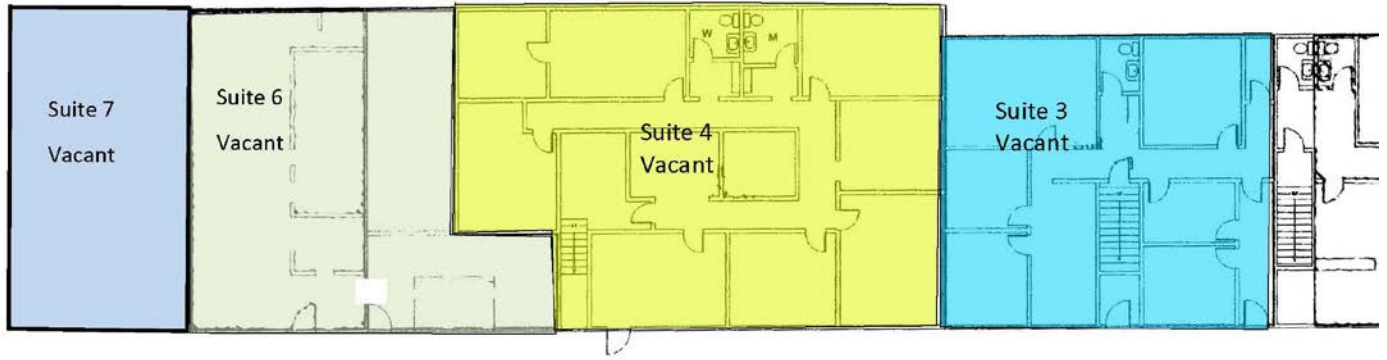
\*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

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

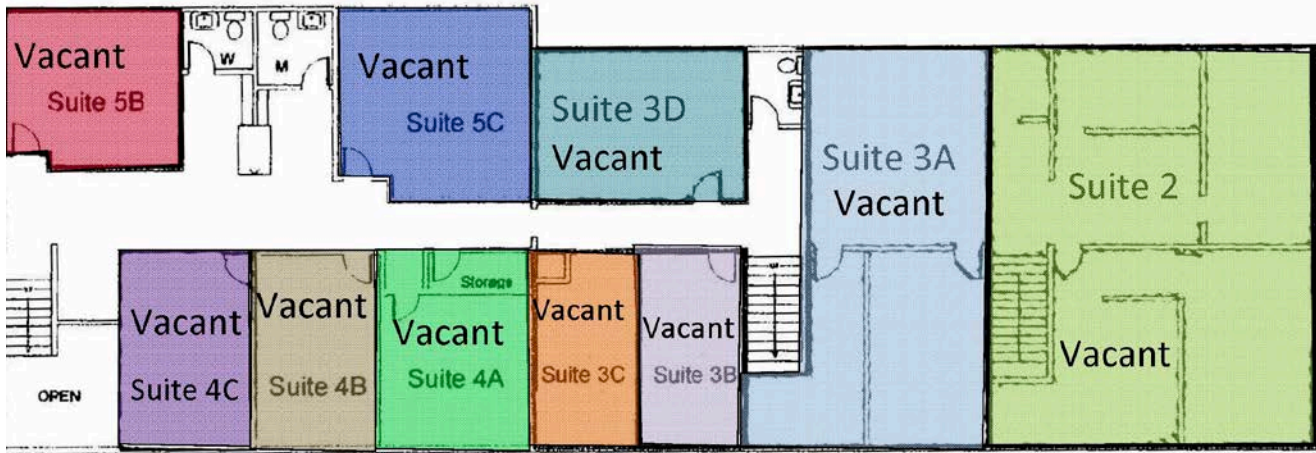
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# First Floor Plan



# SECOND FLOOR PLAN



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