

FOR SALE • GARDEN CITY

DEVELOPMENT LAND

**5215 N Alworth St
Garden City, ID 83714**

Entitled land with
construction package.

Five-unit flex space building — two
ground-floor units and three second-floor
office suites.

Sales price **\$999,000**

Site area **0.57 AC**

Planned building **10,285 SF**

Zoning **C-2**

Parcel **R1055420096**

DIANA WITT • WITT PROPERTIES

diana@wittproperties.com • 208.309.1611

This property is exclusively marketed by Witt Properties.
Listing agent is owner and is a licensed ID real estate broker.
This information was obtained from sources believed reliable but
cannot be guaranteed. Any opinions or estimates are used for
example only. #DB51112



DIGITAL RENDERING OF THE CONSTRUCTION PACKAGE.



PROPERTY HIGHLIGHTS

5215 N ALWORTH ST

\$999,000

SALES PRICE

0.57 AC

SITE AREA

10,285 SF

PLANNED BUILDING

C-2

ZONING

Near a coveted greenbelt entrance in fast-transforming Garden City, adjacent to a variety of new mixed-use and upcoming developments, and directly across from The Park at Expo Idaho.

Parcel

R1055420096

Status

Entitled

ALSO AVAILABLE: 5260 N SAWYER AVE

The adjacent property is offered separately by Witt Properties.

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ENTITLED & READY TO BUILD

5215 N ALWORTH ST • 0.57 AC • C-2

A premium parcel of land 0.57 AC directly across the street from The Park at Expo Idaho. The property comes with full entitlement completed, including city design review, with construction documents completed. The seller has completed the work to bring water, fire, sewer, and electricity to the site. Plans are in place for a 2-unit light industrial (1st floor) with 3 office suites (2nd floor), totaling 10,285 SF. Building permit is ready for submittal upon sale. The sales price includes: land, entitlement, construction docs, and steel.

MARKET CONTEXT • BVEP.ORG

The commercial market is expanding rapidly, especially industrial and logistics, with low vacancy and strong leasing.



Digital rendering of the construction package.

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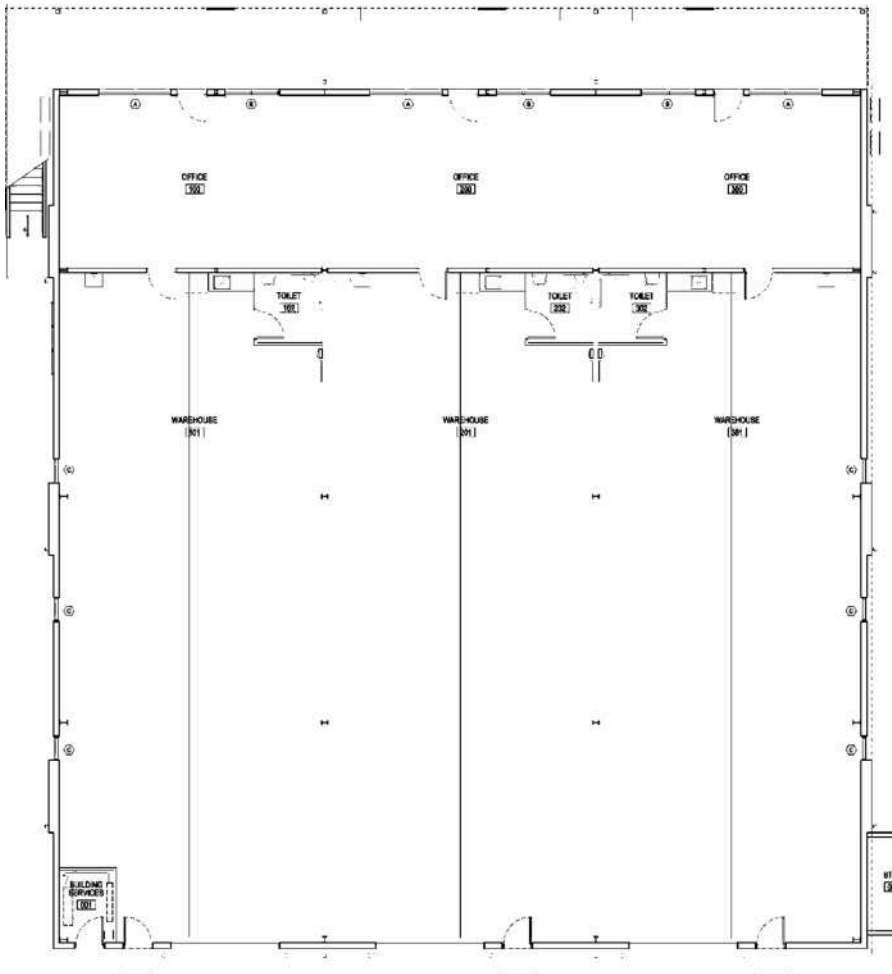
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10,285 SF • FIVE SUITES

CONSTRUCTION DOCUMENTS COMPLETE

First Floor Plan

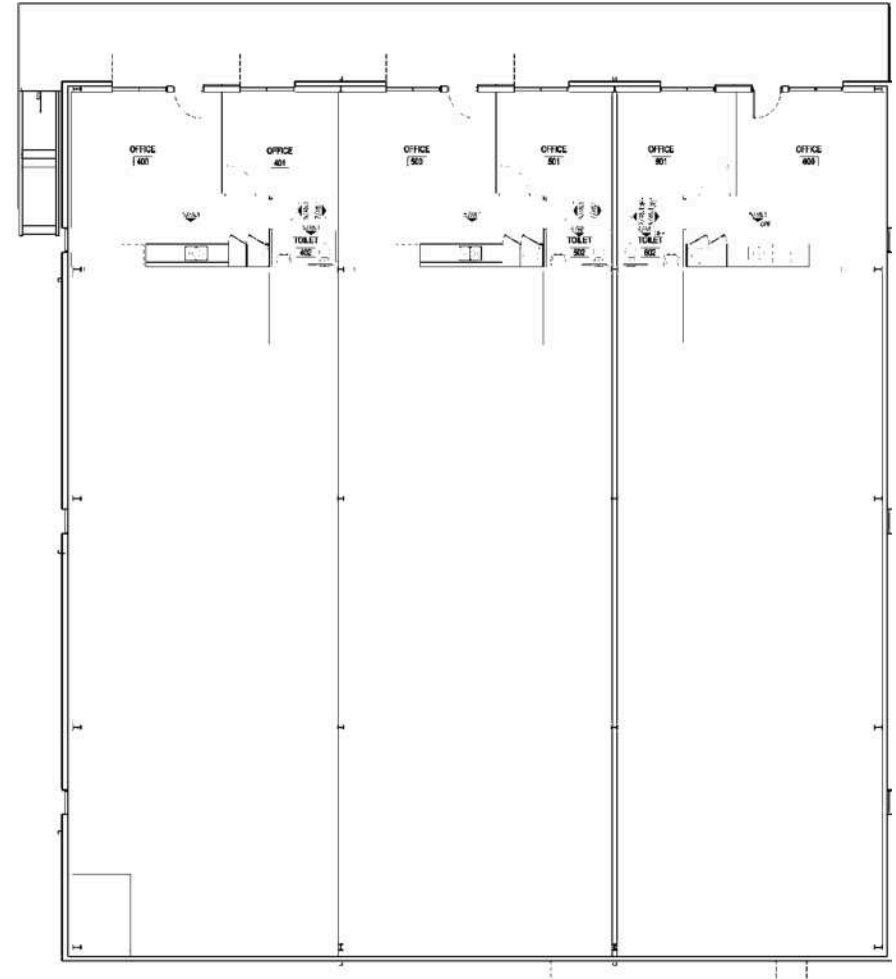
Two suites, 8,485 SF total • 5,635 SF and 2,850 SF



↑ 3 GRADE-LEVEL ROLL-UP DOORS ALONG THIS ELEVATION

Second Floor Plan

Three second-floor office suites, 600 SF each. Each individually leasable.



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THE PARK
AT EXPO IDAHO



5215 N ALWORTH ST

5215 N ALWORTH ST SITS DIRECTLY ACROSS THE STREET FROM THE PARK AT EXPO IDAHO

LOCATION

GARDEN CITY, IDAHO

8 MIN

DOWNTOWN • 5 MI

14 MIN

AIRPORT • 6.7 MI

Ideally positioned in close proximity to I-84, offering multiple points of excellent access to the Treasure Valley's major transportation artery. Minutes from Downtown Boise and the Boise Airport.

CONFIDENTIALITY & DISCLOSURES

This information is provided by Witt Properties, an ABN of Diana Witt, and is derived in part from Owner-provided materials and in part from sources believed reliable, but is not guaranteed for accuracy or completeness. Buyers should independently verify all information, perform their own due diligence, and draw their own conclusions regarding the Property's condition, including any potential hazardous materials present on the site or used in construction or maintenance of the building.

Any financial projections are for general guidance only and rely on assumptions about the broader economy, competition, and other factors outside Owner's control, and may change materially. Owner/Broker — Seller is a licensed real estate broker in the State of Idaho. This offering is subject to prior sale, price change, errors, omissions, or withdrawal without notice, and does not constitute a recommendation or endorsement regarding the Property's value. Owner reserves the right to reject any offer unless and until a written purchase agreement has been fully executed. #DB51112

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