

FALCON STORAGE CONDO FOR SALE 2007 S. SATURN WAY UNIT 703

Boise, ID 83709



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PRICE REDUCTION!



ECONOMIC DATA

SALE PRICE: \$239,000
UNIT 703 SIZE: 1,012 SF

BUILDING DATA

YEAR BUILT: 2023
CLEAR HEIGHT: 18'
DIMENSIONS: ~24' x 45'
POWER: 100 Amps, 50 amp RV plug
ZONING: MX-2

PROPERTY OVERVIEW

Lee & Associates is pleased to present a Falcon Storage Condo for sale. These units are high quality, commercial grade, insulated storage condos in a private, gated project. The clubhouse is packed with amenities including restrooms with showers, kitchenette, dinette, and media center. In addition, a service center includes an air station, RV dump station and water service to owners.

PROPERTY HIGHLIGHTS

- Straight shot from a 100' drive aisle for easy maneuvering of large trailers and RVs.
- 50 Amp RV outlet
- Professionally managed
- Heat and AC
- 14' Overhead door
- Separate entry door

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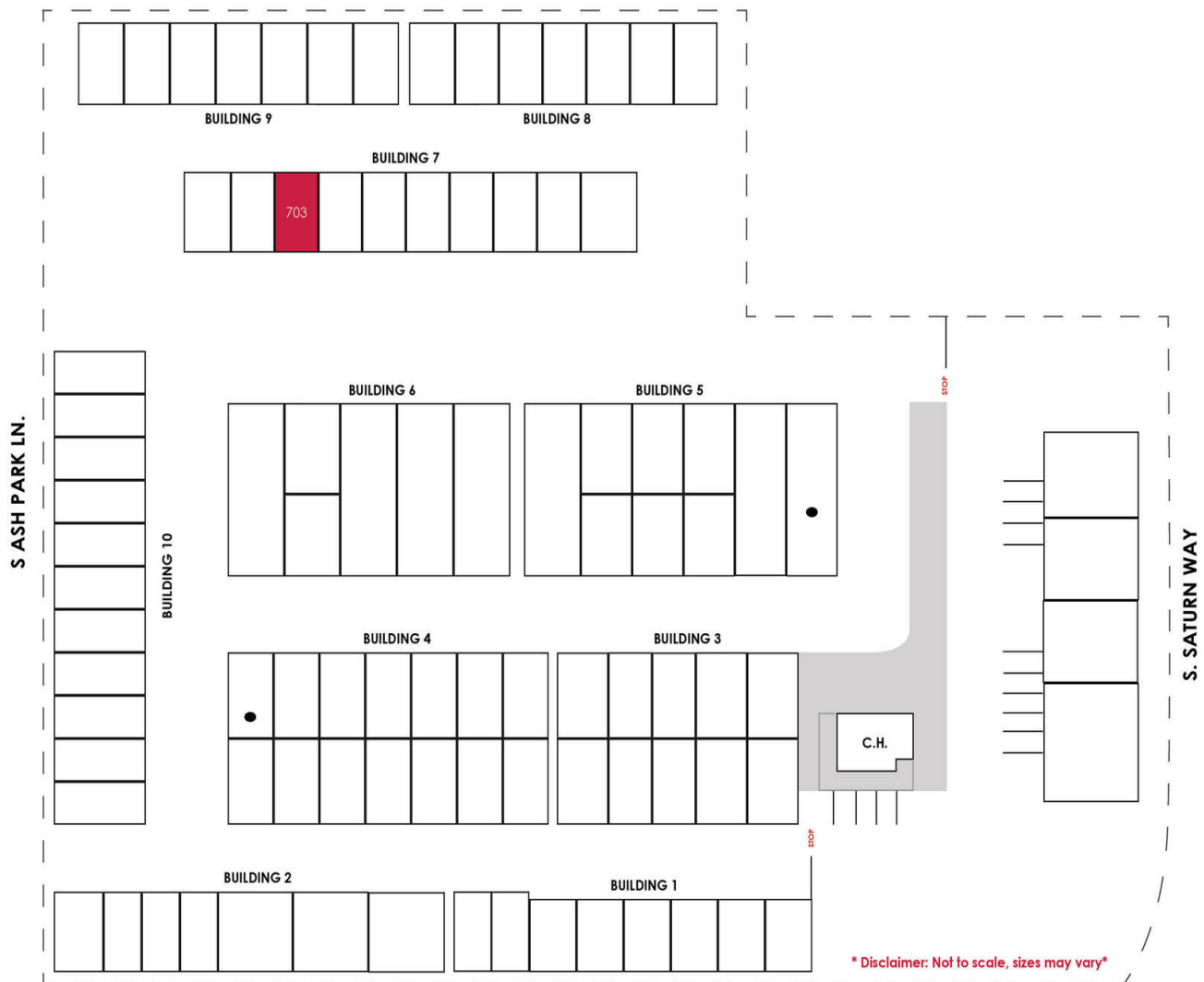
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No liability of any kind is to be imposed on the broker herein.

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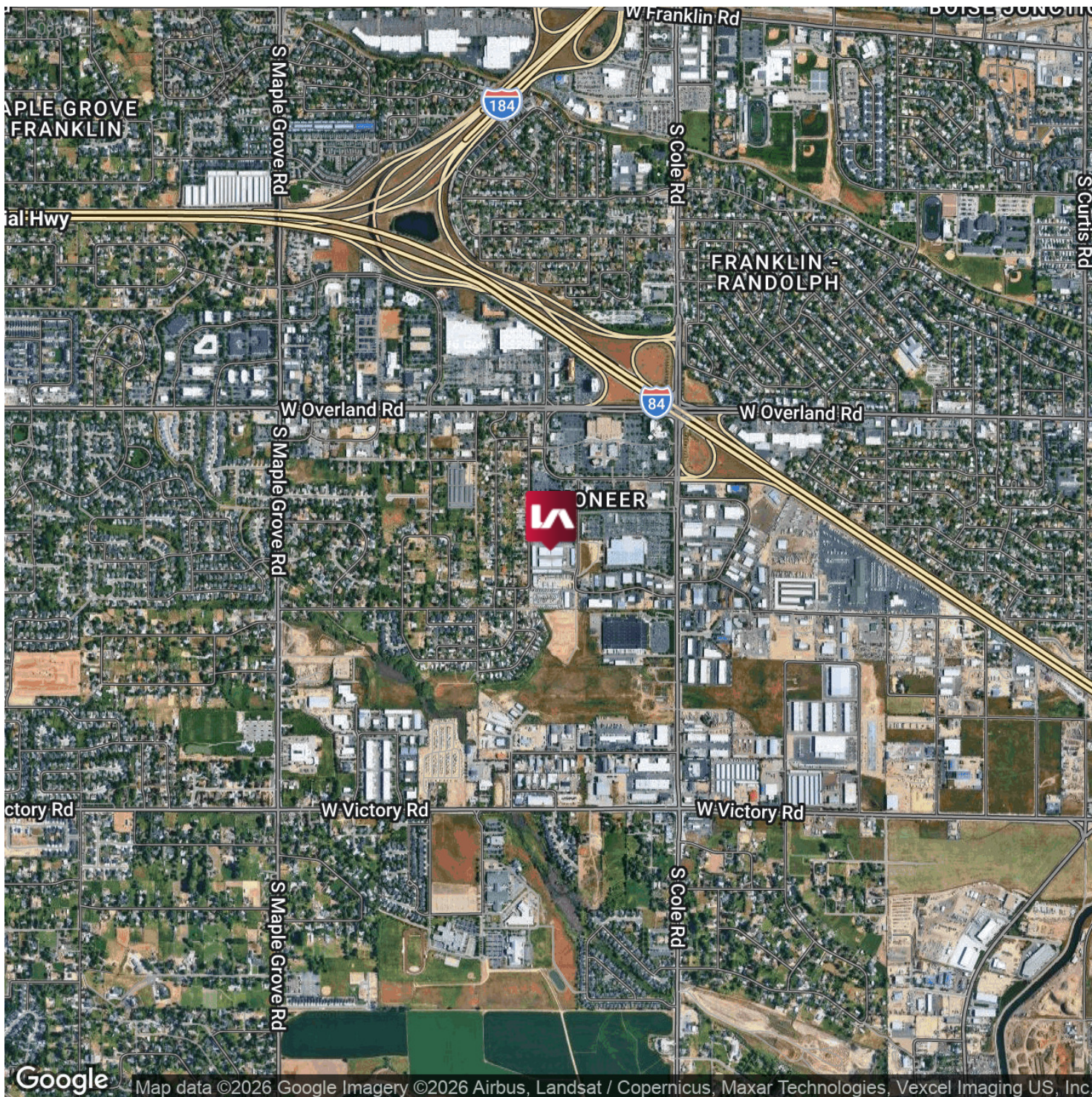
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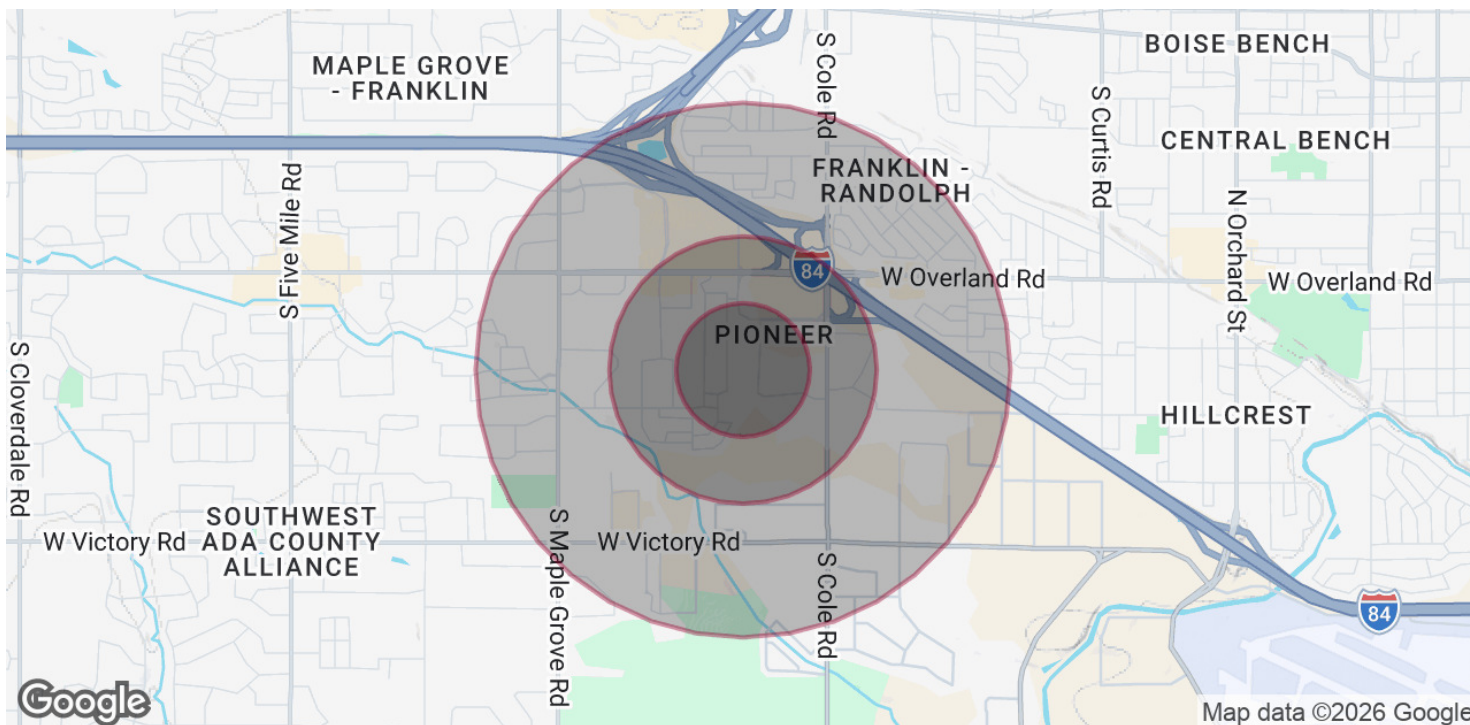
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POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	231	859	6,325
Average Age	37.9	39.0	37.9
Average Age (Male)	30.5	31.8	36.9
Average Age (Female)	45.3	45.2	38.2

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	66	260	2,423
# of Persons per HH	3.5	3.3	2.6
Average HH Income	\$94,043	\$96,169	\$100,119
Average House Value	\$514,081	\$511,419	\$426,124

2023 American Community Survey (ACS)

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