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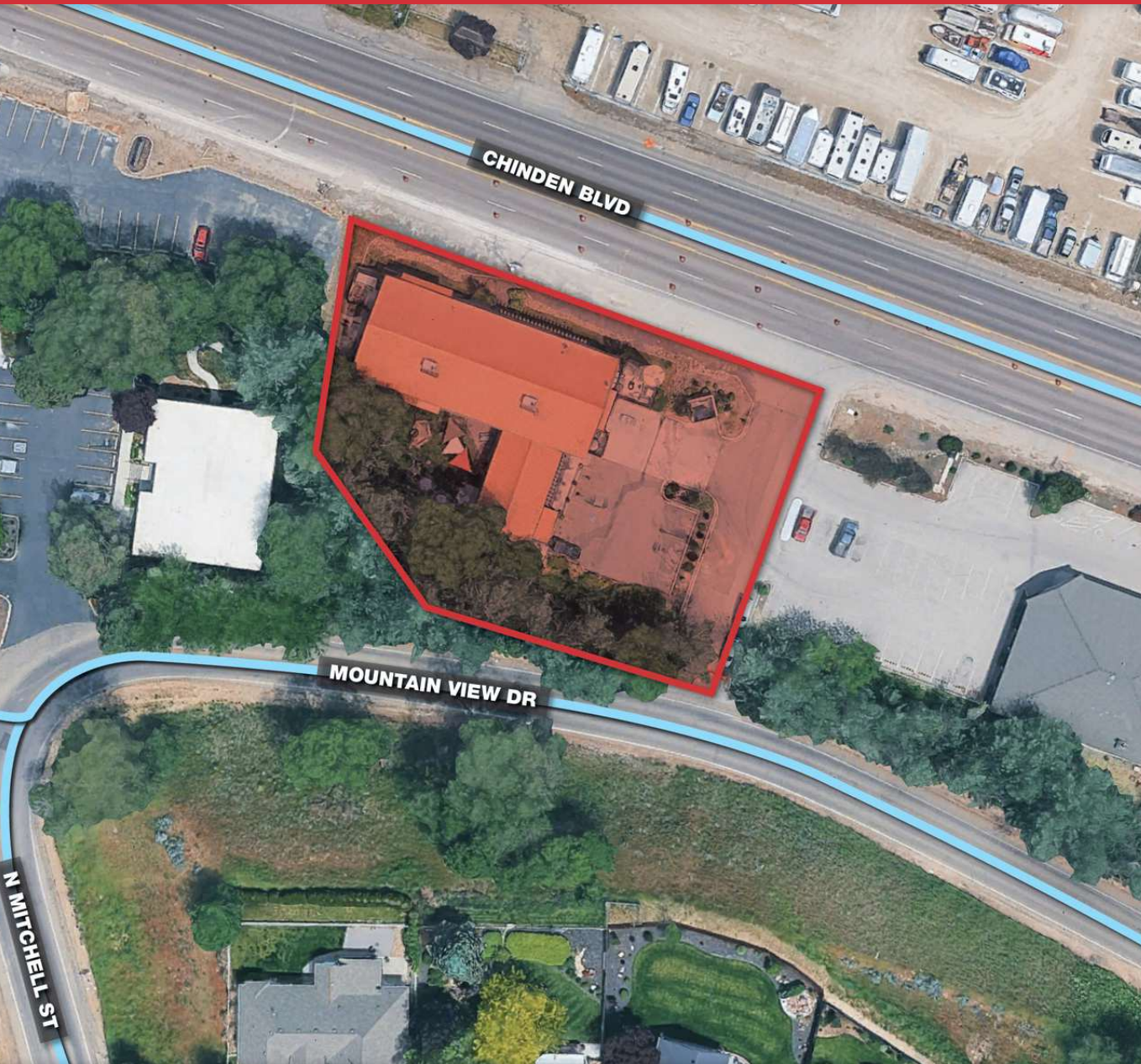


ICONIC BREWERY BUILDING

9719 W CHINDEN BLVD, GARDEN CITY, ID 83714

PRIME RETAIL/INDUSTRIAL LOCATION FOR SALE

NAISelect



PROPERTY INFORMATION

PROPERTY TYPE	Retail
ADDRESS	9719 W Chinden Blvd Garden City, ID 83714
PURCHASE PRICE	\$2,500,000
PARCEL SIZE	±0.817 Acres
PARCEL NUMBER	R3045770400
ZONING	C2
BUILDING SIZE	±8,353 SF
NEARBY RETAILERS	Starbucks, Extra Mile + Gas Startion, Mobile Express Lube, DMV, Alchemist Coffee
ADDITIONAL	Furniture, Fixtures, and Equipment is available For Sale at an additional cost.

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

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HIGHLIGHTS

- EASY ACCESS
- DEDICATED PARKING
- HIGH IMAGE BUILDING FEATURING NEW CONSTRUCTION
- UNIQUE BUILDING IDENTITY
- STRONG INCOME & POPULATION DEMOGRAPHICS (5-MILE RADIUS)
- 26 TAP SYSTEM
- POLISHED CONCRETE FLOORS
- HIGH VISIBILITY FROM CHINDEN BLVD
- 10' X 10' ROLL UP DOORS
- IN DINING AREA TO OUTDOOR PATIO
- 14' X 14' CEDAR DOORS ACT AS A STATEMENT PIECE - EXCELLENT FOR EVENTS
- 2, 8' X 10' ROLL UP DOORS
- SOUND SYSTEM THROUGHOUT BUILDING
- HIGH AVERAGE CLEAR HEIGHT
- MEZZANINE SPACE WITH STORAGE AND OFFICE SPACE
- CREEKSIDE BIERGARTEN
- OUTDOOR FIREPIT
- SPACE FOR FOOD TRUCKS
- OUTDOOR SPECIALTY LIGHTING
- FURNITURE, FIXTURES, AND EQUIPMENT FOR SALE AT AN ADDITIONAL COST

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