

# ROCKET STORAGE CONDO FOR SALE 1183 EXCHANGE STREET UNIT A-1

Boise, ID 83716



COMMERCIAL REAL ESTATE SERVICES  
LEE & ASSOCIATES IDAHO, LLC



## ECONOMIC DATA

**SALE PRICE:** \$86,400  
**UNIT A-1 SIZE:** 480 SF

## PROPERTY INFORMATION

**COUNTY:** Ada  
**MARKET:** Boise

## BUILDING DATA

**YEAR BUILT:** 2023  
**CLEAR HEIGHT:** 18'  
**DIMENSIONS:** 12' x 40'  
**POWER:** House power, 100 amp service optional  
**ZONING:** I-1

## PROPERTY OVERVIEW

Lee & Associates is pleased to present a rare opportunity to purchase a high quality storage condo. Located minutes from I-84, the new Micron Development, and access to Lucky Peak Reservoir. This high-quality newly constructed facility consists of ±75,143 square feet and includes 82 units in 7 buildings on 4.17 acres of I-1 industrial-zoned land.

The exterior walls of this storage condo facility are insulated with R-30 insulation and have larger units that can accommodate RV, campers, boats, etc. Unit is equipped with a separate power meter and could have a 100 amp panel to accommodate HVAC and/or other power. Automatic garage door openers are run by the house panel of each building. There is also a small clubhouse with a kitchen and 2 restrooms with full ADA showers.

## PROPERTY HIGHLIGHTS

- Secure gate access
- Close proximity to I-84, Micron Development, and Lucky Peak
- Diverse unit availability with steady lease activity for investors
- ADA Accessible units
- Complimentary clubhouse
- Security cameras throughout

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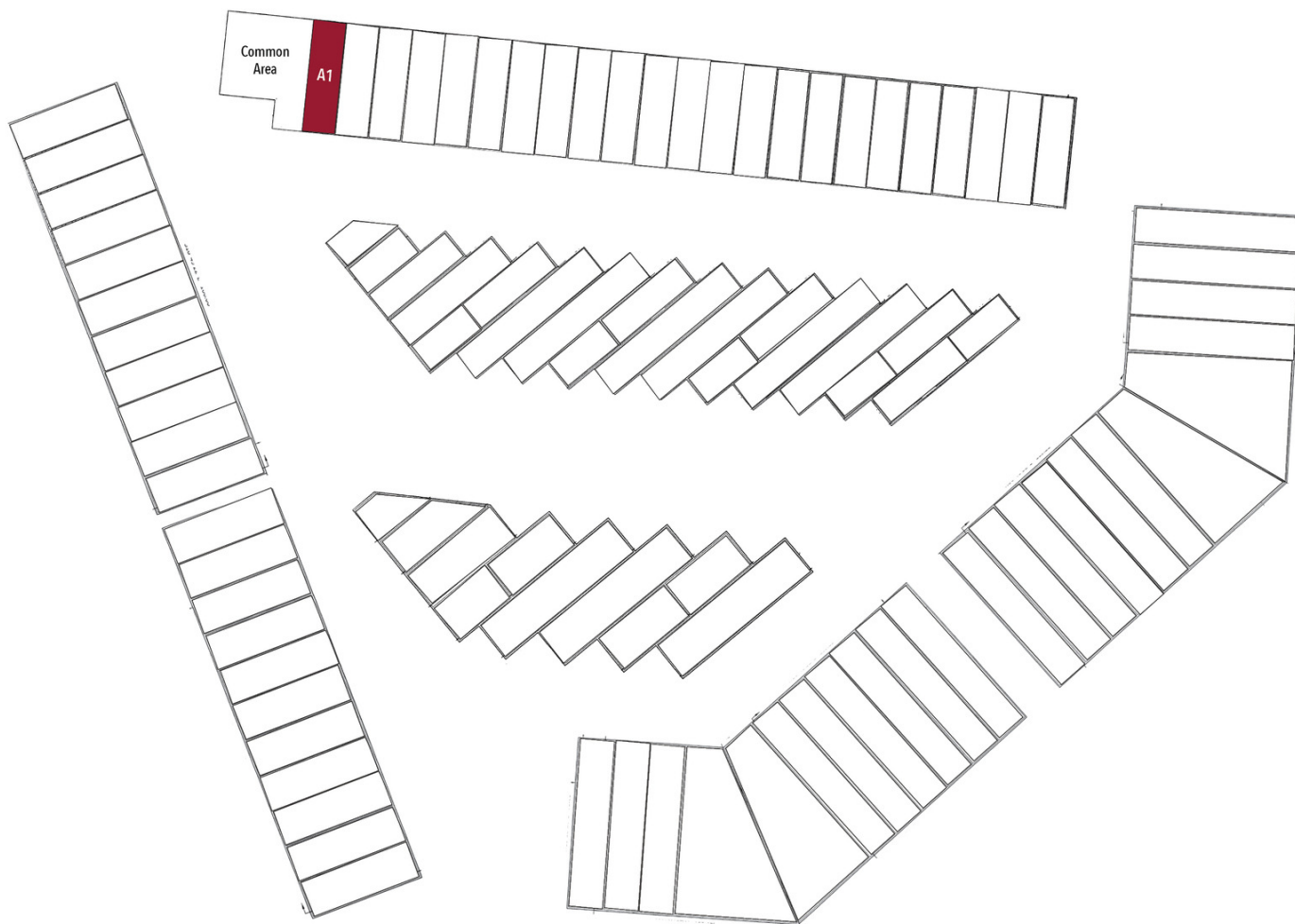
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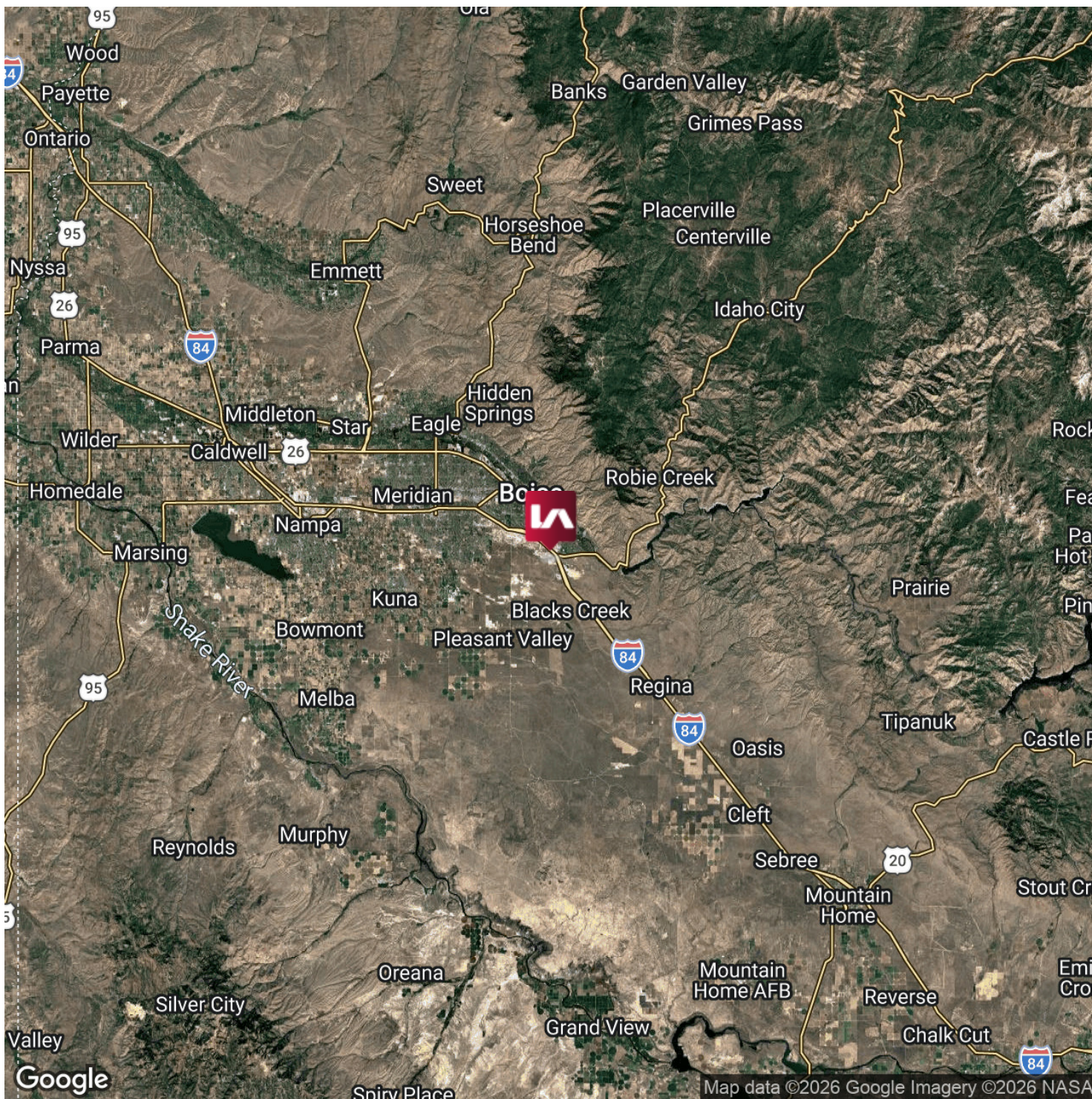
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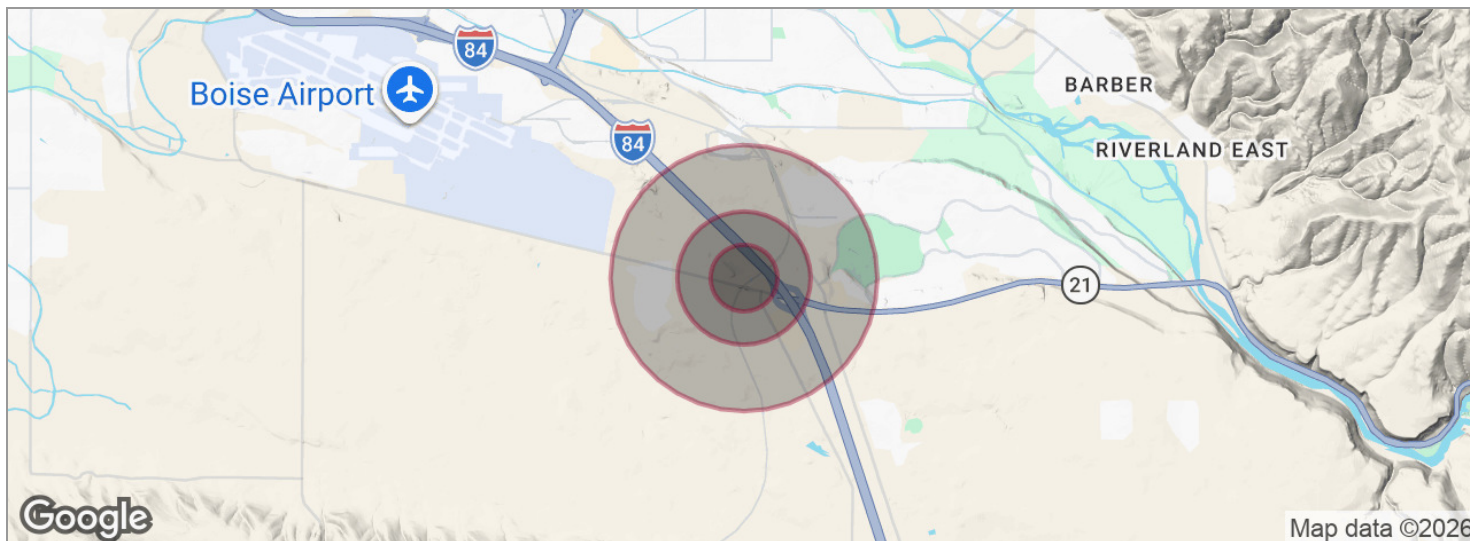
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	0.25 MILES	0.5 MILES	1 MILE
<b>POPULATION</b>			
Total population	8	35	1,200
Median age	43.6	41.5	36.6
Median age (Male)	42.9	40.8	38.2
Median age (Female)	46.1	44.0	36.4
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	2	12	510
# of persons per HH	4.0	2.9	2.4
Average HH income	\$215,802	\$150,164	\$107,548
Average house value	\$732,010	\$581,004	\$394,253

\* Demographic data derived from 2020 ACS - US Census

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