

MIXED-USE CONDO FOR SALE 2007 S. SATURN WAY | UNIT 1101

Boise, ID 83709



OFFERING SUMMARY

Suite 1101 Price: \$750,000

Suite 1101 Size: 2,500 SF

Zoning: MX-2-Mixed-Use:
General

PROPERTY OVERVIEW

Lee & Associates is pleased to present a mixed-use commercial condo for sale. This property offers up to 18 feet of clear height in the warehouse space, ideal for various commercial uses. The storefront features expansive glass and a professional entryway, creating a welcoming aesthetic and a strong first impression. Positioned along Saturn Way adjacent to Costco, the property enjoys prominent street frontage, providing an excellent signage opportunity for brand visibility. The warehouse space boasts finished sheetrock and insulated walls and ceilings, ensuring a polished and energy-efficient workspace. Seize this opportunity to establish your business in a strategically designed commercial space.

PROPERTY HIGHLIGHTS

- Gas forced heating & air conditioning in condo
- Up to 18' clear height warehouse space
- Restroom
- Open warehouse space
- Finished sheetrock and insulated walls and ceilings
- Utilities: water, sewer, gas, electric
- Epoxy flooring installed

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

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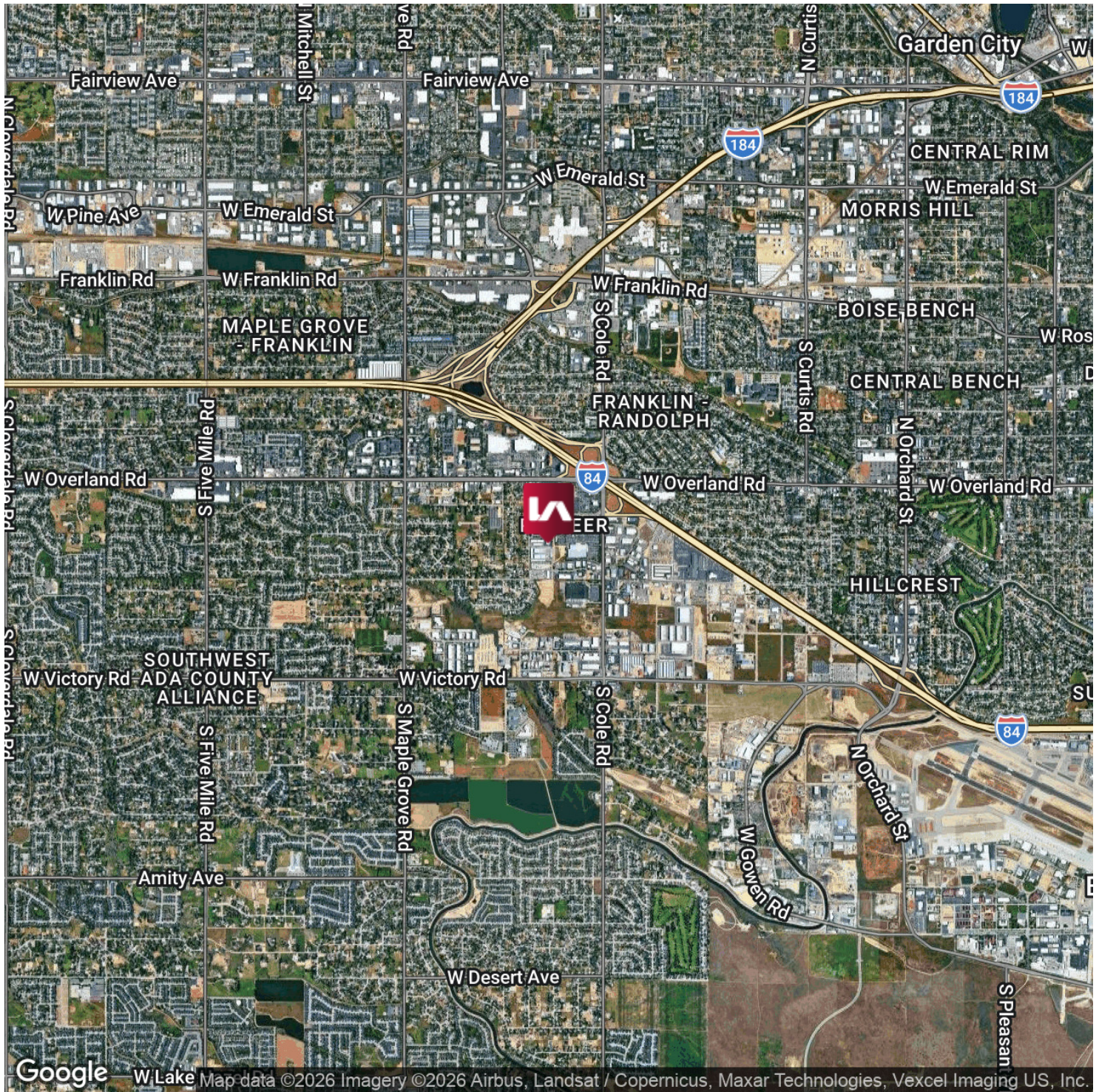
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1161 W. River St., Suite 310 | Boise, ID 83702 | 208.343.2300 | lee-associates.com/idaho/



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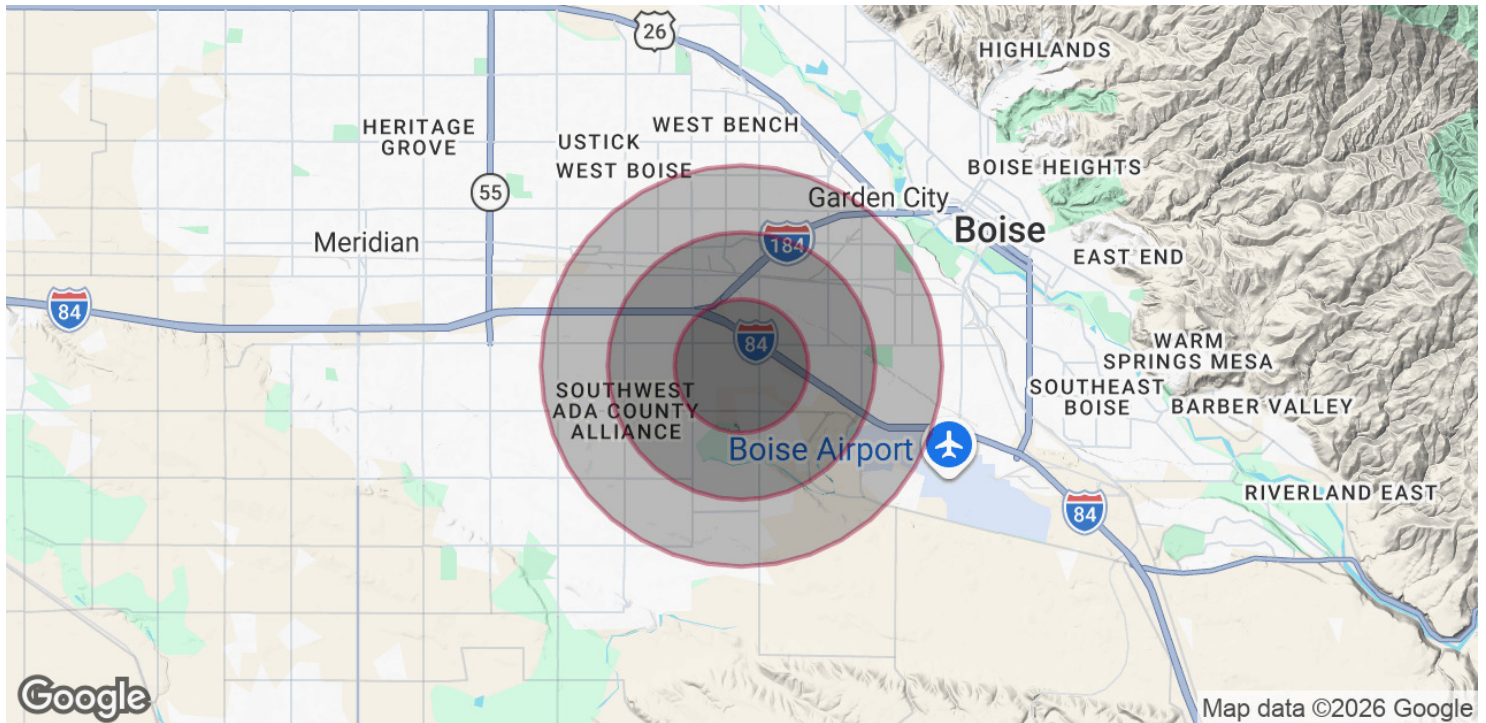
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POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	6,137	31,498	81,426
Average Age	38.7	39.1	38.6
Average Age (Male)	39.1	38.7	37.8
Average Age (Female)	38.4	39.1	39.7

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	2,490	13,330	34,167
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$72,470	\$71,990	\$71,981
Average House Value	\$244,698	\$238,565	\$232,185

2020 American Community Survey (ACS)

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Boise, Idaho

Boise is Idaho's state capital and the third largest city in the Pacific Northwest with a population of 240,713 people. Located in southwestern Idaho along the Boise River this city is known for its access to the outdoors and vibrant downtown area. The Boise River Greenbelt is 25-mile stretch of trails and parks along the Boise River, providing great access throughout the city for bikers and pedestrians. The Boise Foothills have over 190 miles of hiking trails linking neighborhoods and public lands while offering the best views of the Treasure Valley.

Boise has a thriving art community with murals throughout the city and Freak Alley, the largest outdoor gallery in the Northwest, located in Downtown. With skiing and snowboarding at Bogus Basin less than 45 minutes away and Sun Valley less than three hours away, Boise Idaho has much to offer for outdoor adventure enthusiasts.

Boise News & Statistics

- The Boise Metro Area is the 8th fastest growing area in the country with about 1,690 new residents a month
- The average time on market for Boise homes is 4 days, down 2 days from last year
- The housing markets median sales price in rose more than \$110,000, or almost 31% from the previous year
- New Westside Downtown Urban Park project on 11th and Bannock to be completed June 2021
- Ranked the 7th best metro for college graduate retention 58% of graduates staying in Boise to start their careers
- New mixed-income housing development on the corner of Franklin and Orchard to be completed July 2023
- The Warehouse, Boise's culinary & entertainment hub, on 8th St. is now open!

boise.dev.com, weknowboise.com, cityofboise.org

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