



**FOR MORE  
INFORMATION PLEASE  
CONTACT US:**

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RETAIL FOR SALE | 2727 – 2717 W STATE STREET

*CornerPoint Commercial is excited to present an opportunity to acquire a rare high-visibility commercial property at a strategic hard corner on West State Street in Boise, Idaho.*

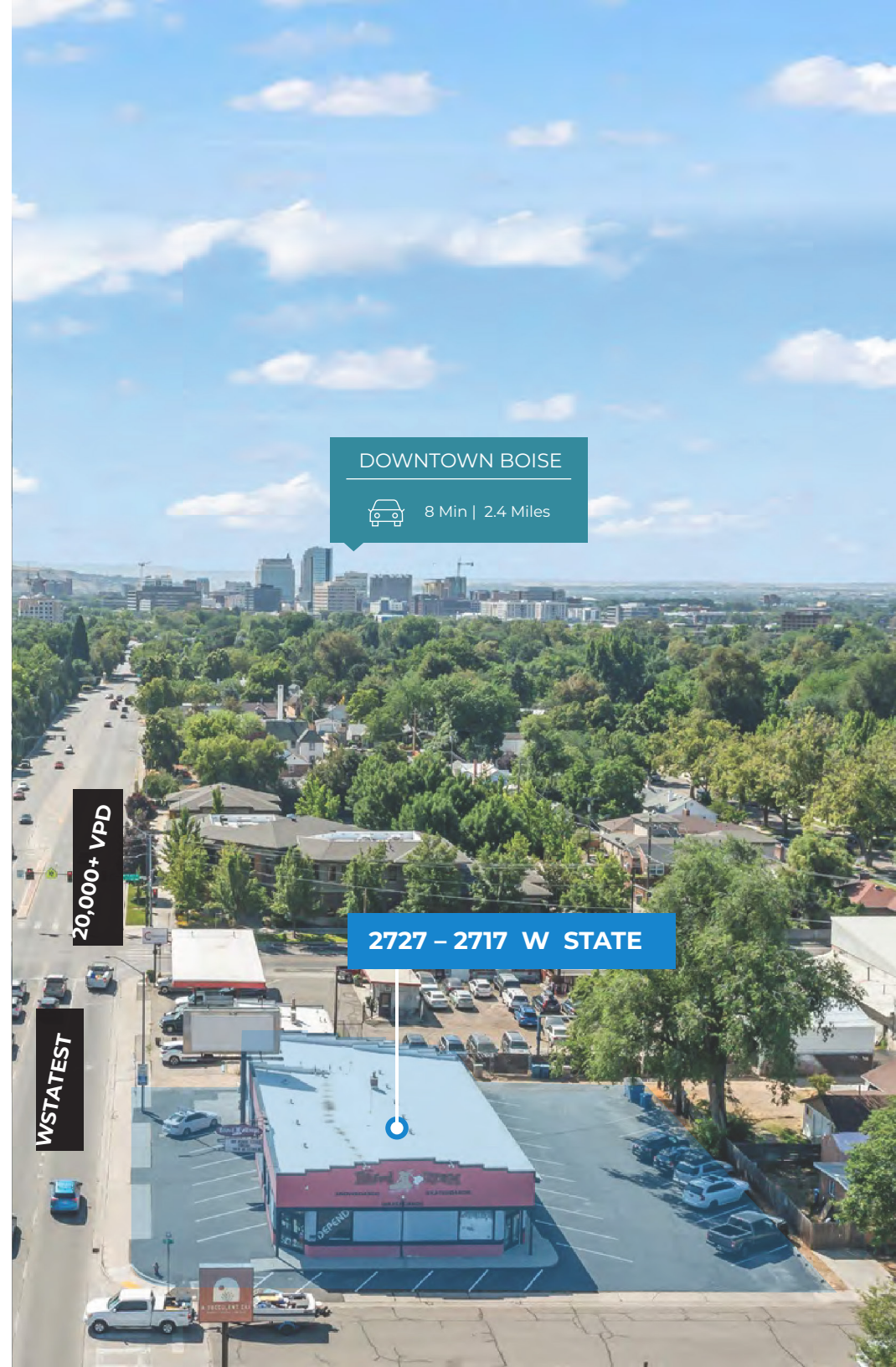
## PROPERTY DETAILS

- ▶ \$1,499,000 sale price
- ▶ 5,305 SF building on a 0.34 acre lot
- ▶ On-site parking

## PROPERTY HIGHLIGHTS

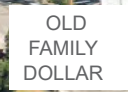
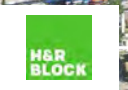
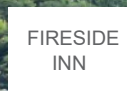
- ▶ Excellent owner/user, investor, or future development opportunity
- ▶ Outstanding visibility with traffic counts exceeding 20,000 vehicles per day.
- ▶ The property offers prime access from State St and 28th St.
- ▶ All tenants are on month-to-month leases
- ▶ Zoning MX-3 district is intended to provide opportunities for office, commercial, institutional, and residential

→ [CLICK TO VIEW CODE](#)



RETAIL FOR SALE | 2727 - 2717 W STATE STREET

# NORTH VIEW



LOWELL ELEMENTARY SCHOOL

ST. MARY'S SCHOOL

2727 - 2717 W STATE

ST. MARY'S CROSSING OFFICE CONDO AND FITNESS

W STATE ST

N 28TH ST

N 28TH ST

1,200+ VPD

20,000+ VPD

18,000+ VPD

5,800+ VPD



RETAIL FOR SALE | 2727 - 2717 W STATE STREET

# EAST VIEW

DOWNTOWN BOISE

8 Min | 2.4 Miles



ST. MARY'S CROSSING  
OFFICE CONDO AND  
FITNESS



2727 - 2717 W STATE



ST. MARY'S SCHOOL

ST. LUKE'S CENTER  
FOR ORTHOPEDICS

NEW CWI CAMPUS



27TH STREET CROSSING

N 27TH ST 5,800+ VPD

1,200+ VPD



**2727 – 2717 W STATE STREET , BOISE, IDAHO 83702**

**RETAIL FOR SALE - \$1,499,000**



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