

**FOR  
SALE**

# 4665 W CHINDEN BOULEVARD

CHINDEN & 47TH | GARDEN CITY, ID



## PROPERTY INFORMATION

Property Type:	Land
Land Size:	5.20 Acres
Zoning:	C-1
Sale Price:	\$2,200,000   \$9.71 PSF

## HIGHLIGHTS

- » Great location along Chinden, with 700' of frontage
- » Access allowed from Chinden and W 47th Street
- » Retail opportunity to capture inbound commuter traffic
- » Zoning of C-1 allows for a multitude of possible uses
- » Development opportunities could include retail, industrial, multi-family, and more

Demographics	1 Mile	3 Miles	5 Miles
Population	10,863	104,210	206,602
Avg. Income	\$59,978	\$66,042	\$71,715
Projected Growth '17-'22	2.6%	2.5%	2.5%

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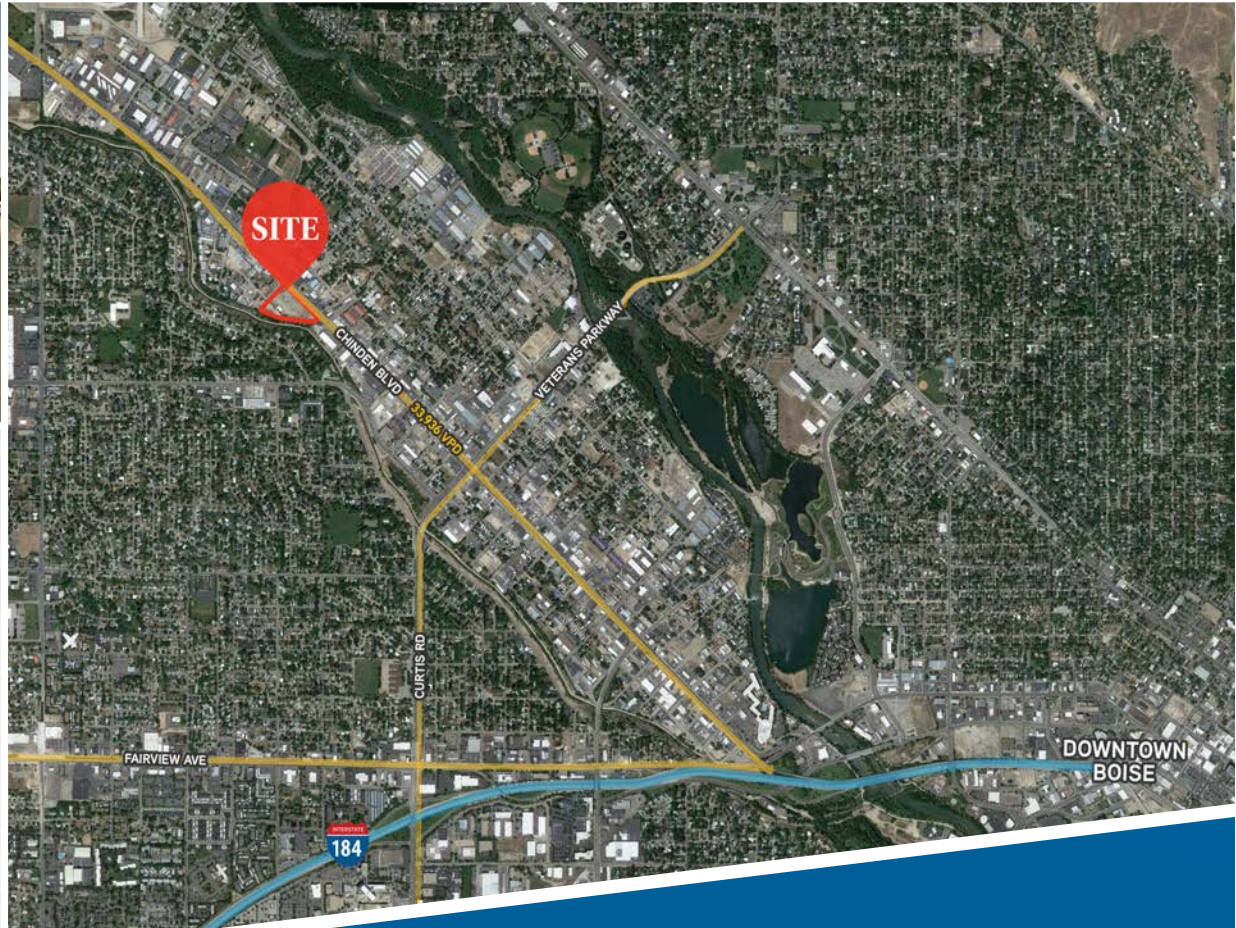
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