

# Commercial Development Pad

For Sale



**MARK BOTTLES**  
REAL ESTATE SERVICES



## PROPERTY INFORMATION:

**Address:** 8845 & 8877 W Ardene St  
Boise, Idaho 83713

**Directions:** Maple Grove S of Overland Rd, E on Ardene St

**Acres:** +/- 1.082 total acres

**Zoning:** C-2D

**Price:** \$188,528 (\$4.00/SF)

## COMMENTS:

- Good access in high traffic area
- Great site for multiple commercial uses: office, retail or multi-family
- Close proximity to I-84, residential areas and commerce of all types
- Water and sewer available

839 S. Bridgeway Place  
Eagle, Idaho  
P(208) 377-5700 F(208) 377-0035  
[www.markbottles.com](http://www.markbottles.com)

**Russ Fulcher**  
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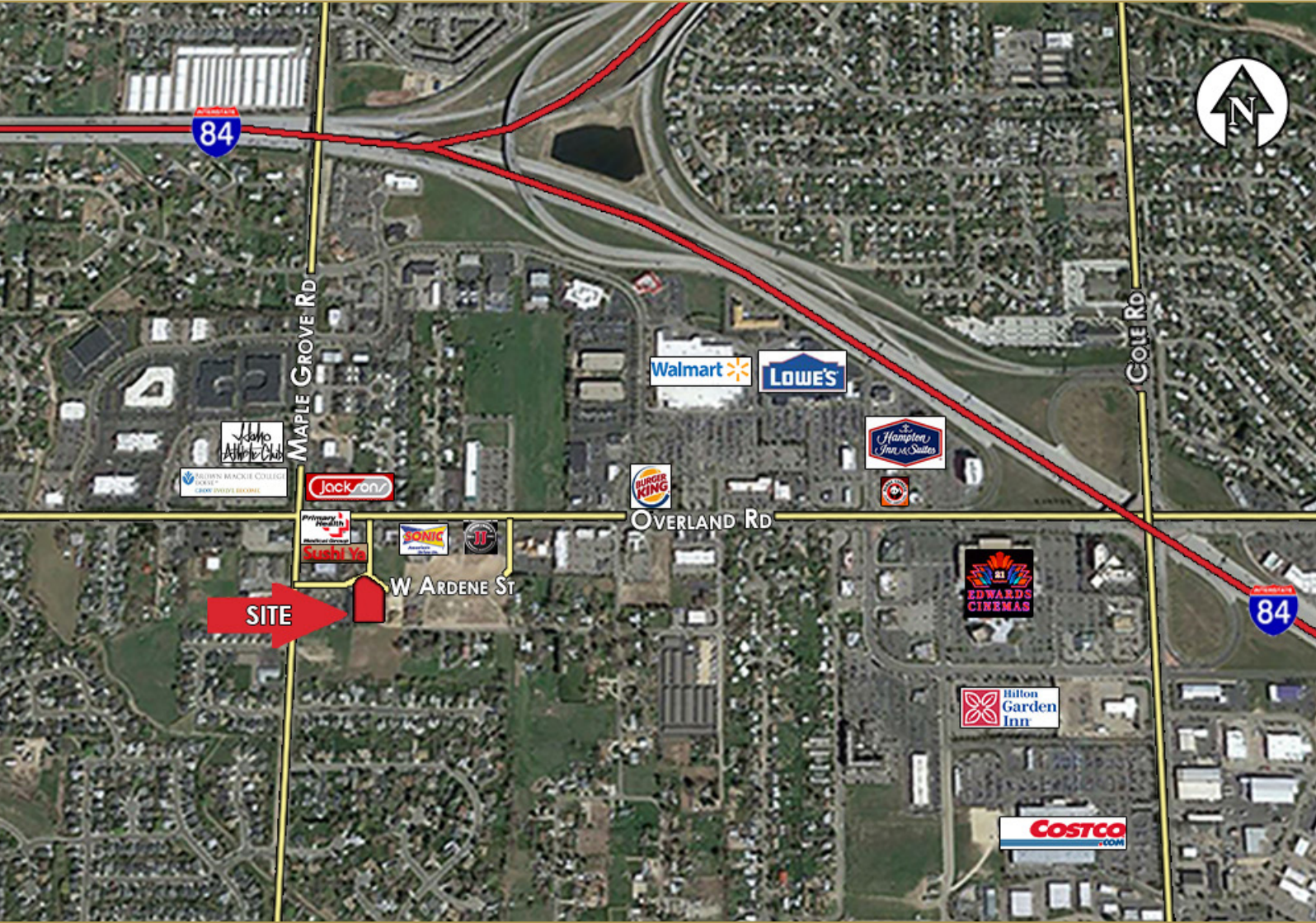


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**WIDE AERIAL**

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