

# FAIRVIEW COMMERCIAL PADS

For Sale



**MARK BOTTLES**  
REAL ESTATE SERVICES



## PROPERTY INFORMATION:

**Address:** 11211 and 11303 W Fairview  
Boise, Idaho 83713

**Location:** East of Eagle Rd just past  
Cloverdale Rd

**Zoning:** 4.1 Acres - R-1C **PENDING**  
Parcels 1 & 2 - C-2D

**Acres:** +/- 1.9 Acres - Parcel 1  
+/- 1.35 Acres - Parcel 2

**Frontage  
Fairview:** +/- 235 ft - Parcel 1  
+/- 165 ft - Parcel 2

**Sale Price:** \$1,200,078 (\$14.50/SF - Parcel 1)  
\$ 882,090 (\$15.00/SF - Parcel 2)

## COMMENTS:

- Utilities available to the site
- Stoplight into property installed, currently not lit.
- Access to Shamrock Rd and Fairview Ave
- Great retail exposure and access
- Fairview Traffic counts:  
E of Eagle Rd - 32,103 VPD(6/2015)
- Parcel 1 has full access 120' from Fairview/  
Shamrock intersection
- Parcel 2 has a 20' building set back from  
Fairview
- Both Parcels 1 & 2 are 358' deep

839 S. Bridgeway Place  
Eagle, Idaho  
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**Mark Bottles**

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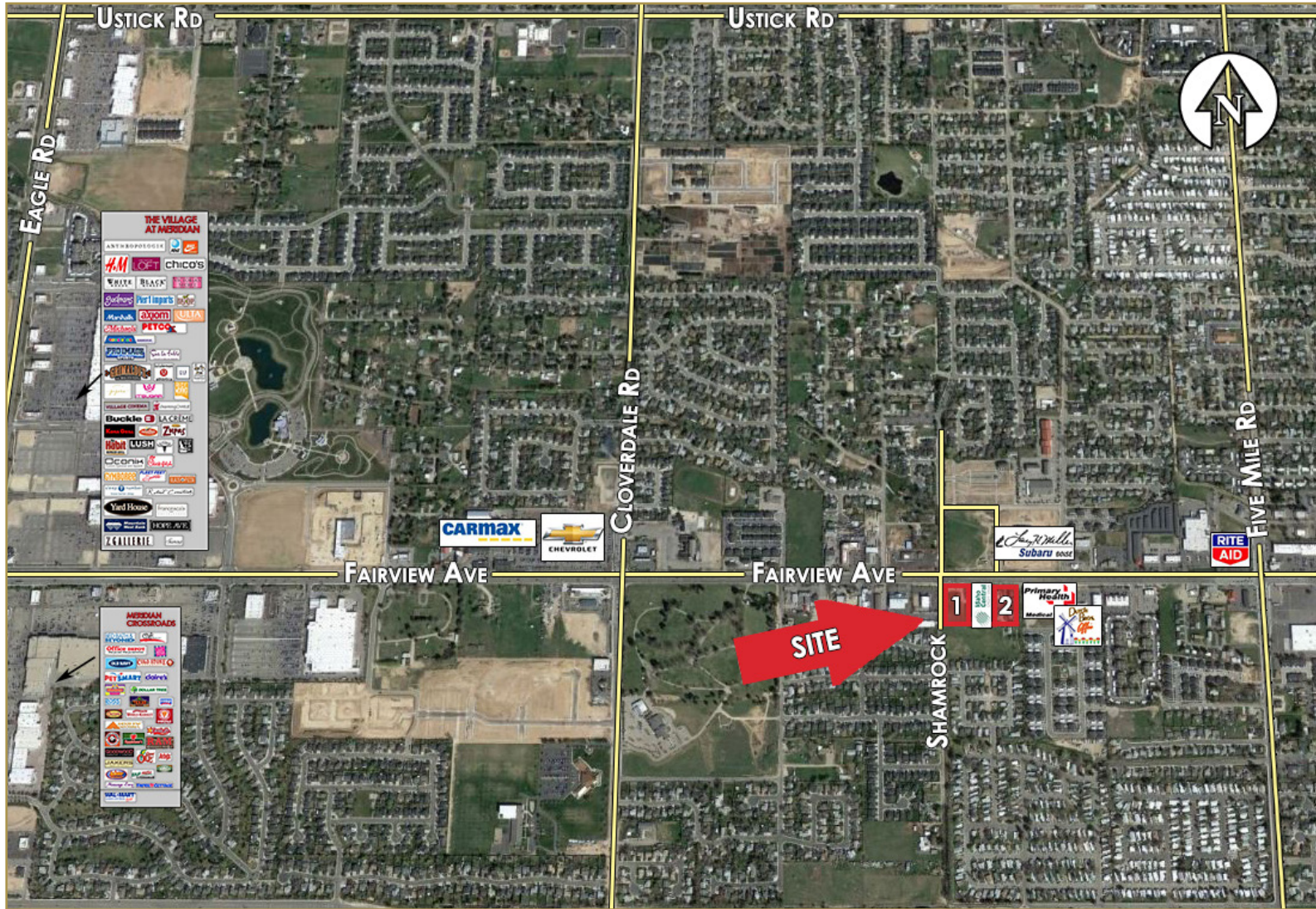
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**MB** AERIAL

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