

freestanding downtown property for sale



*****do not disturb tenant. call agent for showings.*****

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property details

**2510 w main st
boise, id 83702**

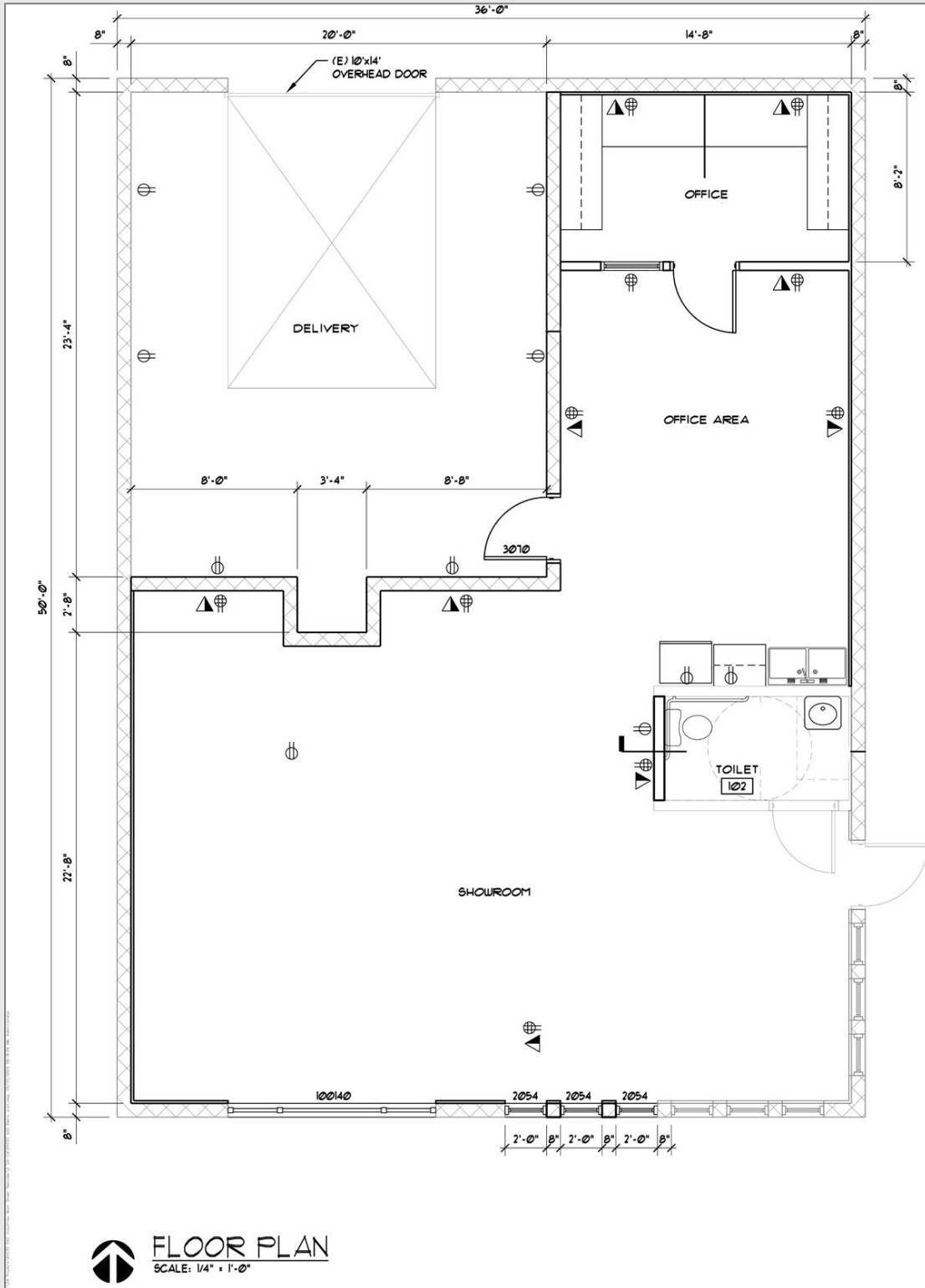
- hard to find freestanding building in downtown boise
- plentiful off-street parking
- located in rapidly redeveloping area w/ St. Luke's recently opening & CWI planned opening 2026
- current lease runs through 10/31/24 allowing for investment property purchase or owner/user opportunity
- building size: 1,800sf
ground size: 0.26 acres
zoning: mx-3

for sale

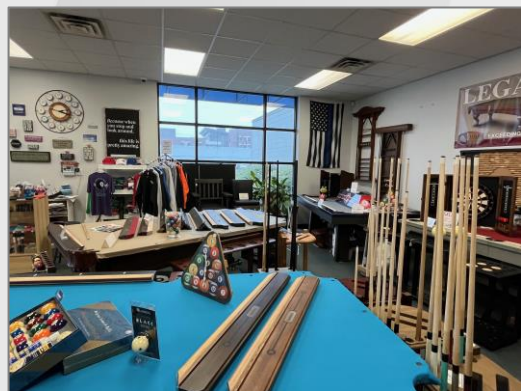
\$795,000

(\$70/sf ground value)

floor plans



property photos



property information summary

Property Name:	2510 W Main St - Billiards of Idaho
Building Size:	1,800 square feet (floor plans)
Ground Size:	0.26 acres (Ada County Assessor)
Year Built:	1988 (Ada County Assessor)
Remodel Year:	2004 (Building Plans)
Zoning:	MX-3 (Boise City GIS Property Viewer)
Current Tenant:	Billiards of Idaho
Tenant Years @ Location:	~10 years
Current Lease Ends:	10/31/2024
Lease Details:	Contact agent
Shop Size:	~475 square feet
Overhead Door:	10' wide x 14' high
Shop Clear Height:	15'
Showroom Ceiling Height:	10'