

iconic downtown property for sale or lease



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

property details

**217 s 11th st
boise, id 83702**

- amazing opportunity to purchase/lease one of boise's most iconic buildings
- pride of ownership property w/ modern build-out
- flexible & open layout perfect for office, retail, or restaurant
- numerous developments under construction nearby
- 14 off-street parking spaces
- building size: 6,865sf
ground size: 0.17 acres

**for sale
\$2,795,000**

**for lease
negotiable**

contact jay story ccim

p: 208.841.8320

e: story@storycommercial.com

104 s capitol blvd - suite 201, boise, id 83702

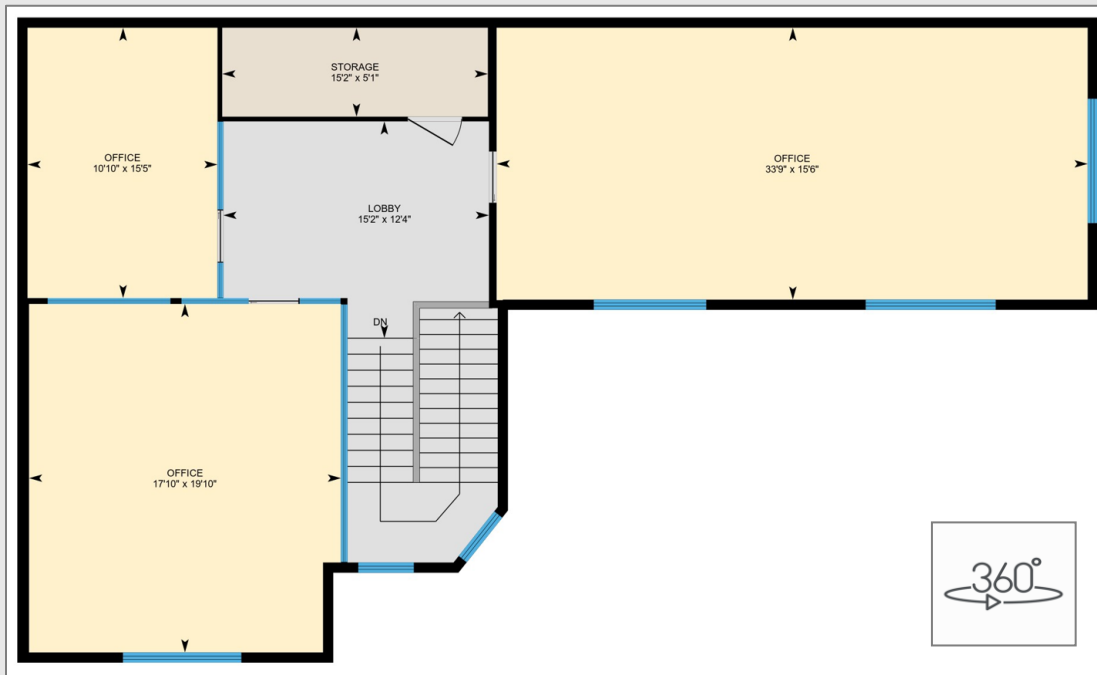
p: 208.841.8320 **e:** story@storycommercial.com

w: www.storycommercial.com

floor plans



main floor

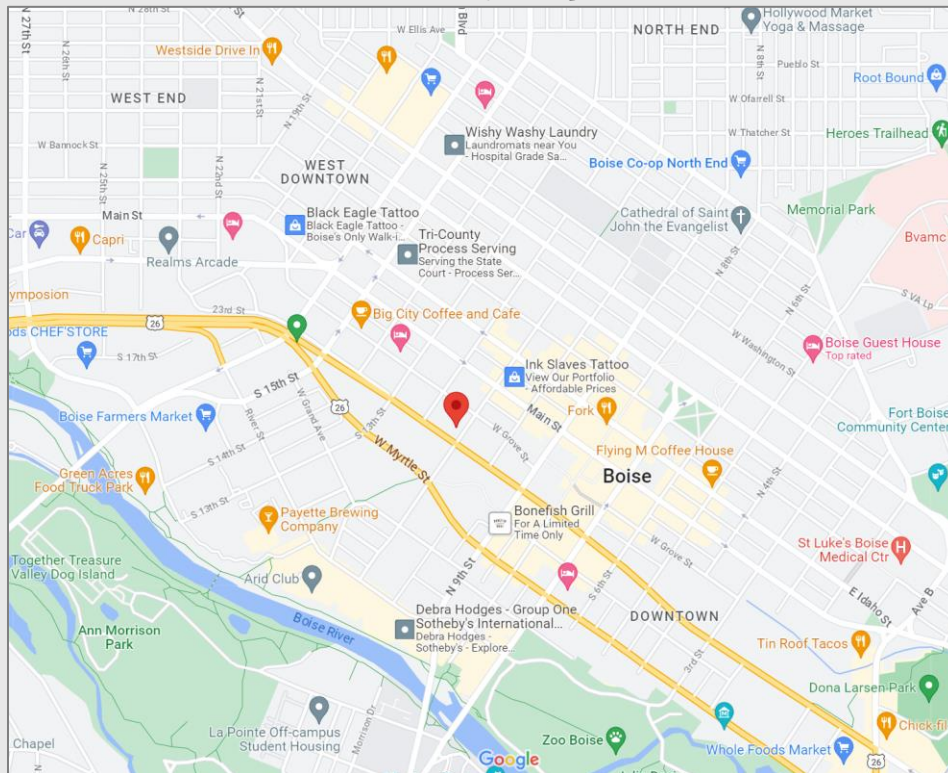


second floor

downtown map



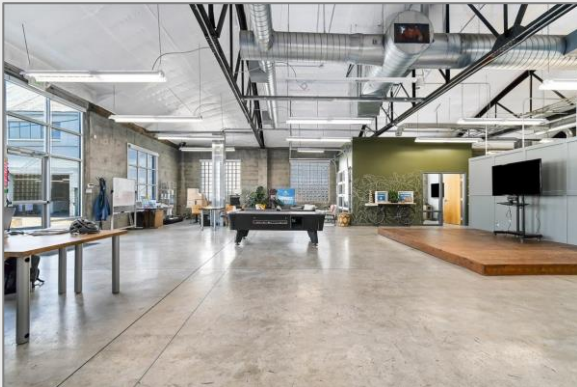
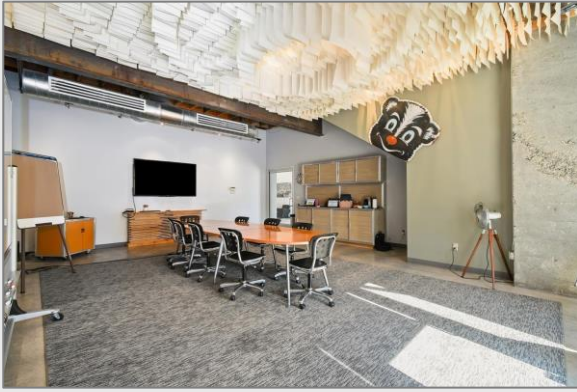
vicinity map



exterior pictures



interior pictures



property information summary

Property Name:	Oliver Russell Building
Building Size:	5,385 square feet first floor <u>1,480 square feet second floor</u> 6,865 square feet total (construction plans 2002)
Ground Size:	0.17 acres (Ada County Assessor)
Year Built:	1946 (Ada County Assessor)
Rehabilitation Year:	2002 (Building Plans)
Current Zoning:	C-5DD (Boise City GIS Mapping)
Future Zoning:	MX-5 (Boise City Zoning Rewrite Website)
Parking Overlay:	P1 (Boise City GIS Mapping)
Parking:	~4 off-street tandem spaces in rear of building 5 spaces within the 10 th & Front garage free of charge until 5/31/32 5 spaces within the 11 th & Front garage free of charge until 5/31/32 <i>For reference, current rates in above garages are \$150/month & \$125/month respectively.</i>
HVAC Age:	2023
HVAC Units:	1 – 20-ton Trane RTU for main floor 1 – 5-ton York RTU for second floor

nearby downtown developments recently completed & under construction

11th & Main St – apartments & retail



B Side apartments, 3 stories, 41 units, 14,000sf retail
Photo courtesy of Jay Story

1201 w grove st – apartments & retail



The Broadstone Saratoga, 334 units, 7000sf retail
Photo courtesy of Design Review Submittal

1070 w grove st – hotel



The Sparrow, 68 hotel rooms
Photo courtesy of CCDC website

1110 w grove st – hotel, restaurant, retail



Hotel Renegade, 8 stories, 122 hotel rooms units
Photo Courtesy of CCDC website

120 n 12th st – apartments & retail



12th & Idaho, 298 units, retail, parking
Photo courtesy of CCDC website

1010 w main st – hotel & restaurant



The Avery Hotel, 39 rooms, restaurant, bar
Photo courtesy of Jay Story