

# DEVELOPMENT LAND

3940 & 4002 Overland Road, Boise, Idaho

**For  
SALE**



## PROPERTY INFORMATION

Available:	Immediately
Zoning:	C-2D
Lot 1:	0.239 Acres 10,410.84 SF
Lot 2:	0.159 Acres 6,926.04 SF
Total:	0.398 Acres 17,336.88 SF
Bldg Size:	5,052 SF

## SALE TERMS

**Sales Price: \$240,000**

▪ **Net Price \$200,000**

## COMMENTS

- 0.398 acres total on two Separate Parcels
- Traffic Count: 20,644 VPD
- Built in 1940, remodeled in 1956, addition added in 1970
- Development Opportunity
- All offers considered
- Motivated Seller



Contact

**Craig "Wag" Wagstaff, ccim**  
**(208) 830-3587**  
**wag@naipinnacle.com**

**NAI Pinnacle**

Commercial Real Estate Services, Worldwide.

**Industrial • Investment • Land • Office • Retail**

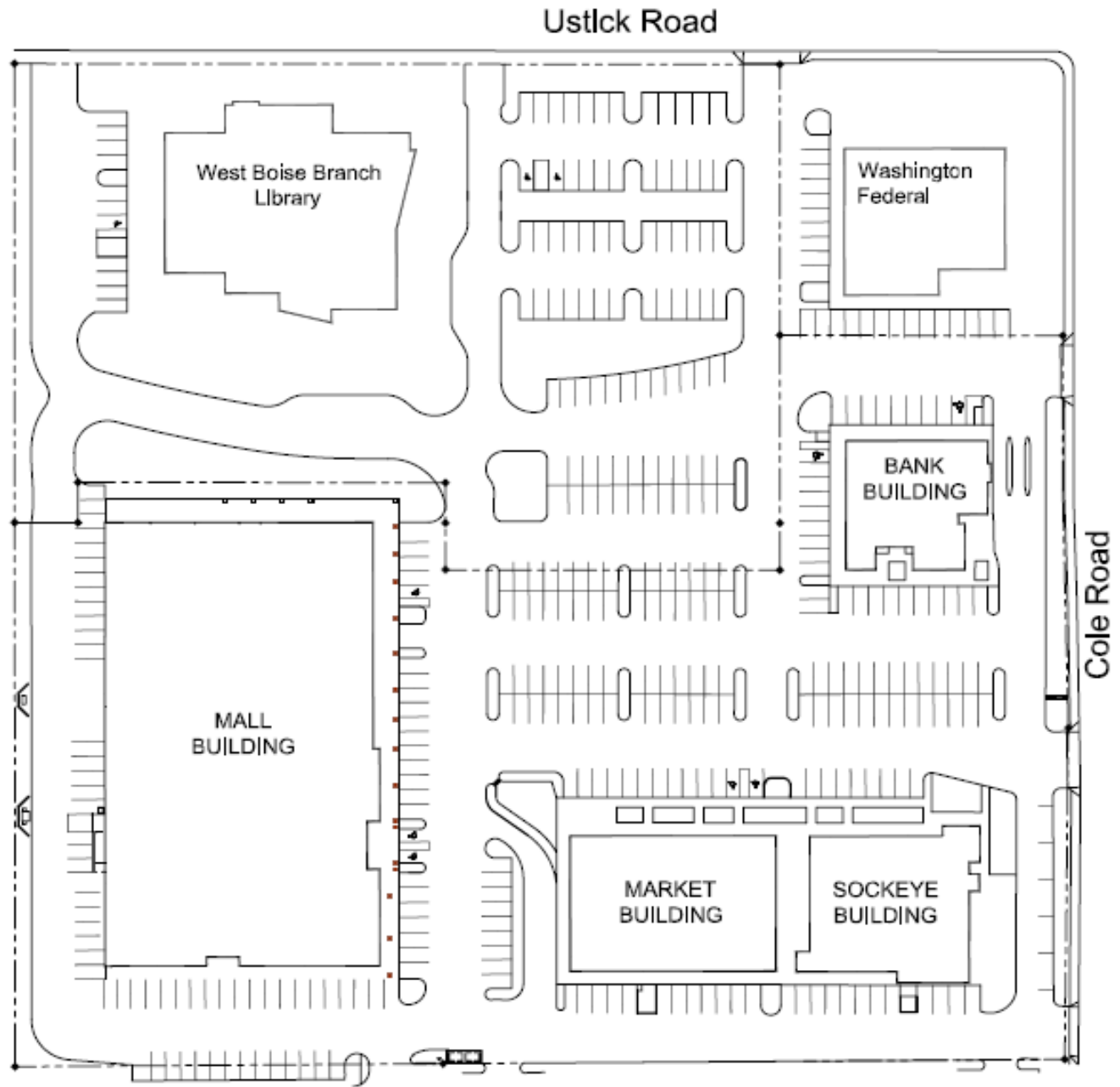
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The information was obtained from sources believed reliable but is not guaranteed. All information should be verified prior to purchase or lease.

# Library Plaza

At Cole and Ustick - Boise, ID

**For  
Lease**



Library Plaza! Shopping Center

Retail

Office

**NAI** Pinnacle

Ray Frechette  
(208) 890-0500  
ray@naipinnacle.com

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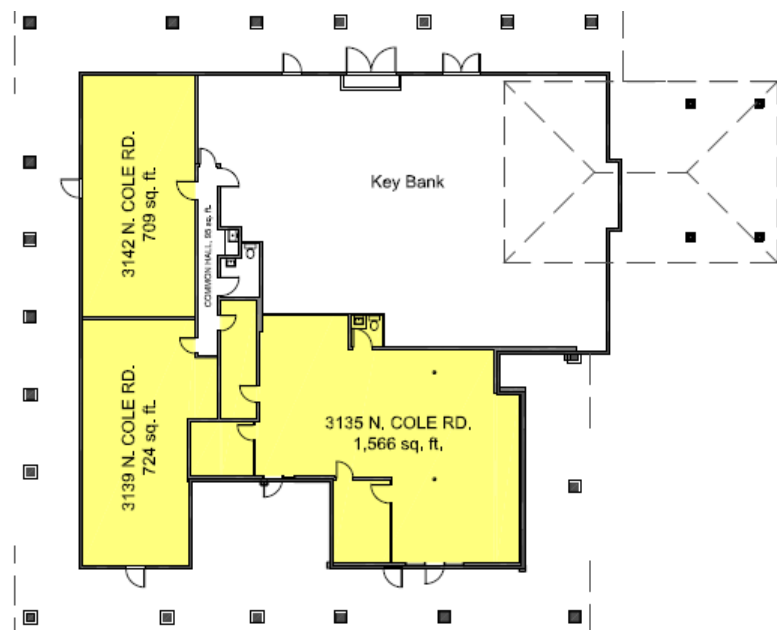
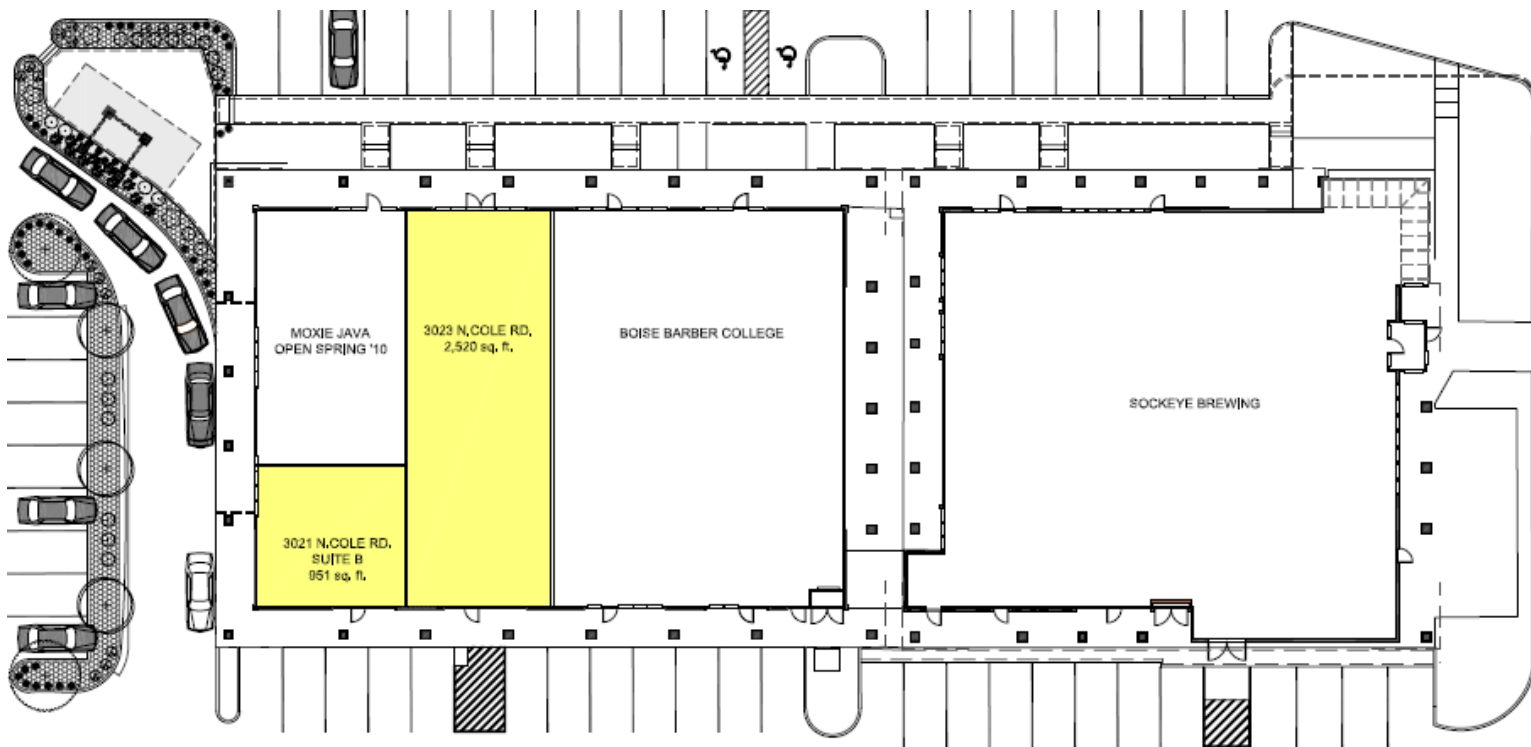
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<u>Retail</u>		
<u>Bank Building</u>		
3135 Cole Road	1 566SF	\$12 / NNN
3139 Cole Road	724 SF	\$12 / NNN
3142 Cole Road	709 SF	\$12 / NNN
<u>Market Building</u>		
3023 Cole Road	2,520 SF	\$10 / NNN
3021B Cole Road	951 SF	\$ 7 / NNN
<u>Office</u>		
3021B Cole Road	951 SF	\$11 FSEXJ



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Retail

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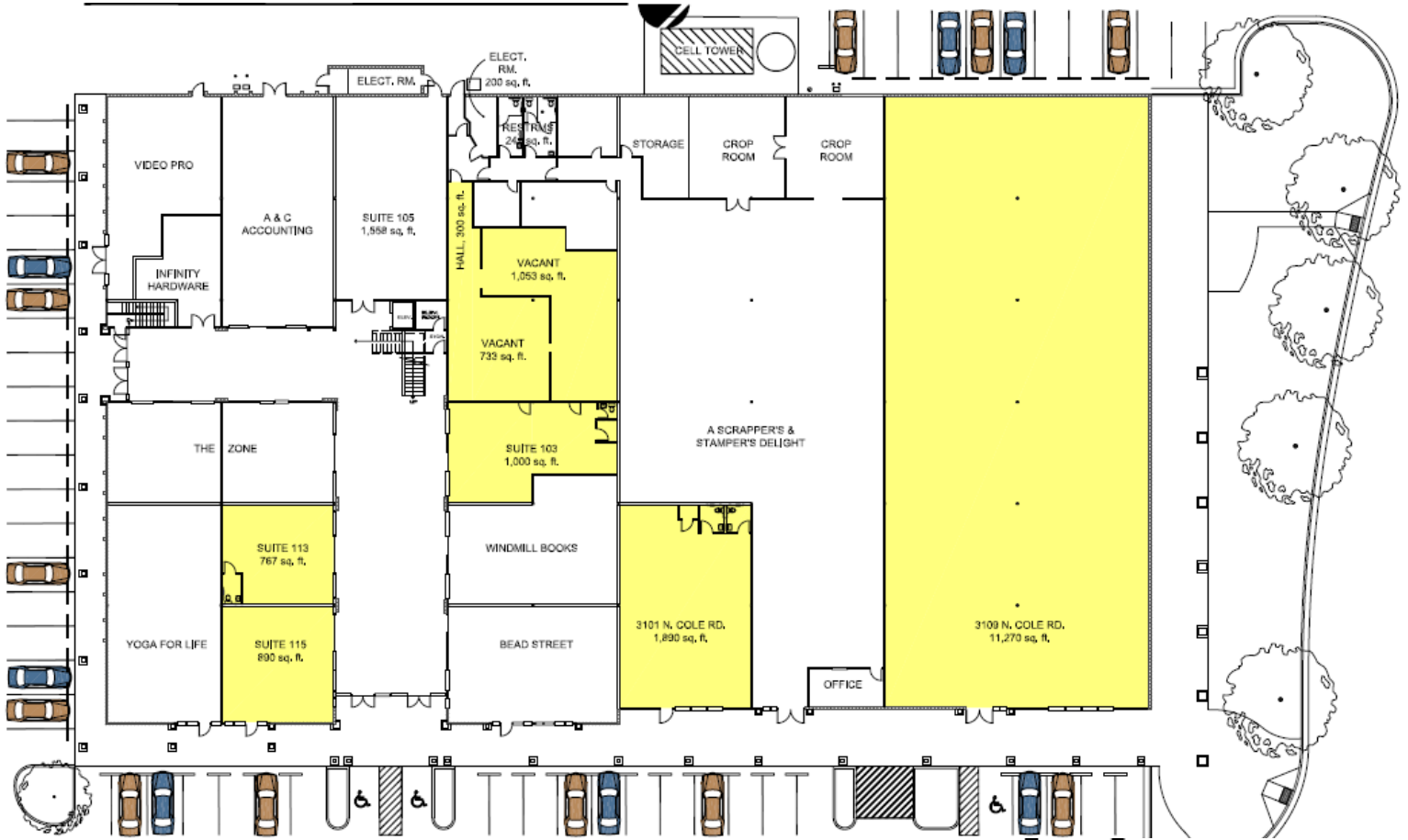
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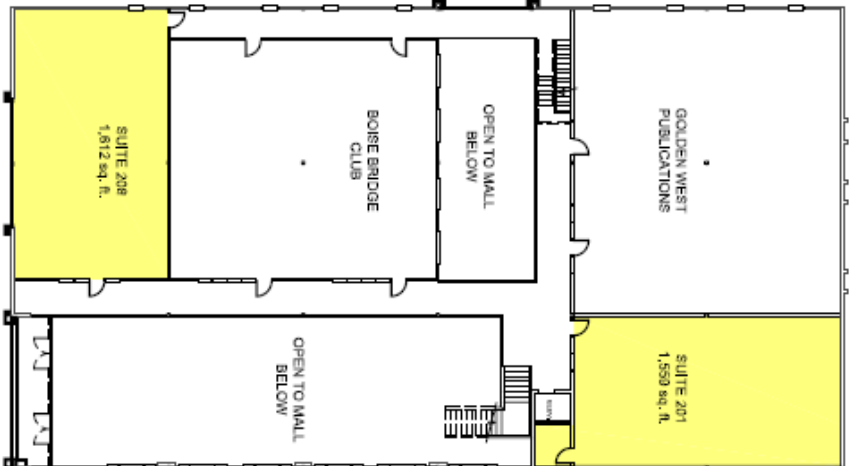


**Retail**

Suite 3109	11,270 SF	\$ 9 / NNN
Suite 3101	1,840 SF	\$11 / NNN
Suite 115	890 SF	\$11 / NNN
Suite 113	767 SF	\$10 / NNN
Suite 103	3,076 SF	\$ 7 / NNN

**Office**

Suite 201	1,559 SF	\$12 FSEXJ
Suite 208	1,612 SF	\$10 FSEXJ



**Retail**

**Office**



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