

# MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

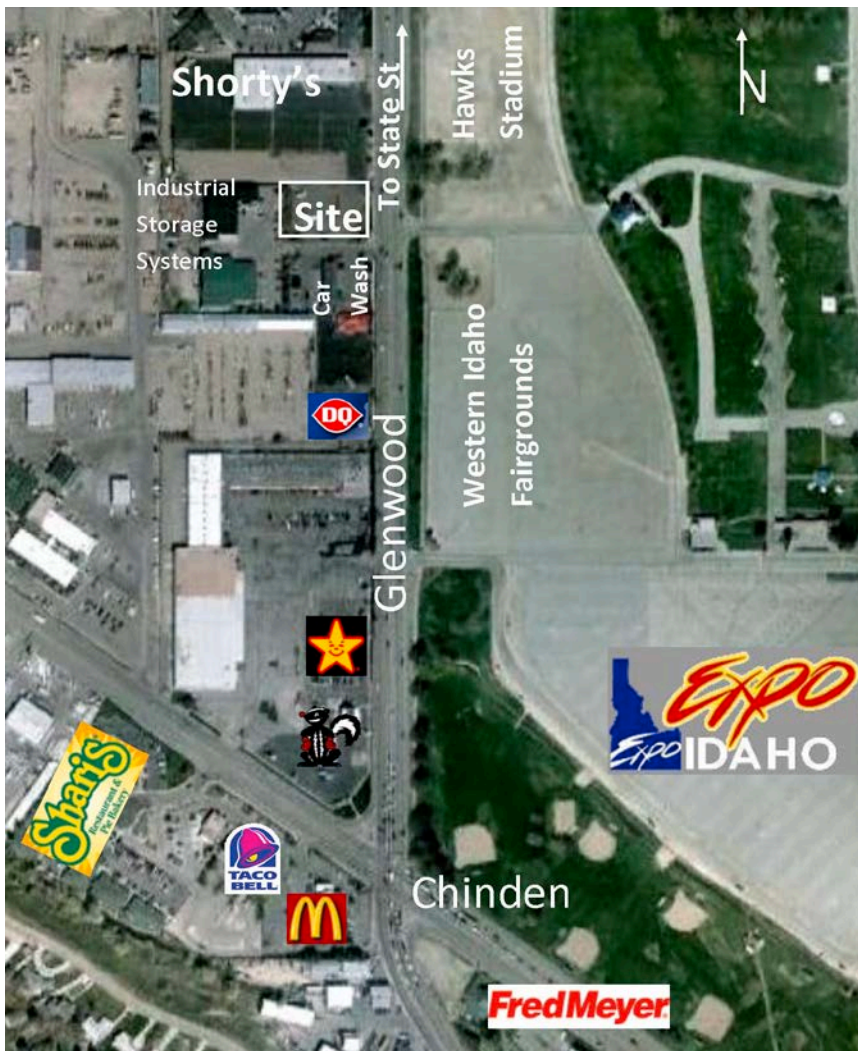
## FENCED YARD FOR LEASE OR BUILD TO SUIT

Location: 5315 N. Glenwood, Garden City Idaho 83714

Size: ± 33,000 sq. ft. (.756 acres)

Lease Rate: \$1,000/month NNN (AS-IS)  
(Landlord can add improvements as needed or a built to suit)

Agent: Lawrence A. Ross  
Lawrence@Michenerinvestments.com  
208-861-9909



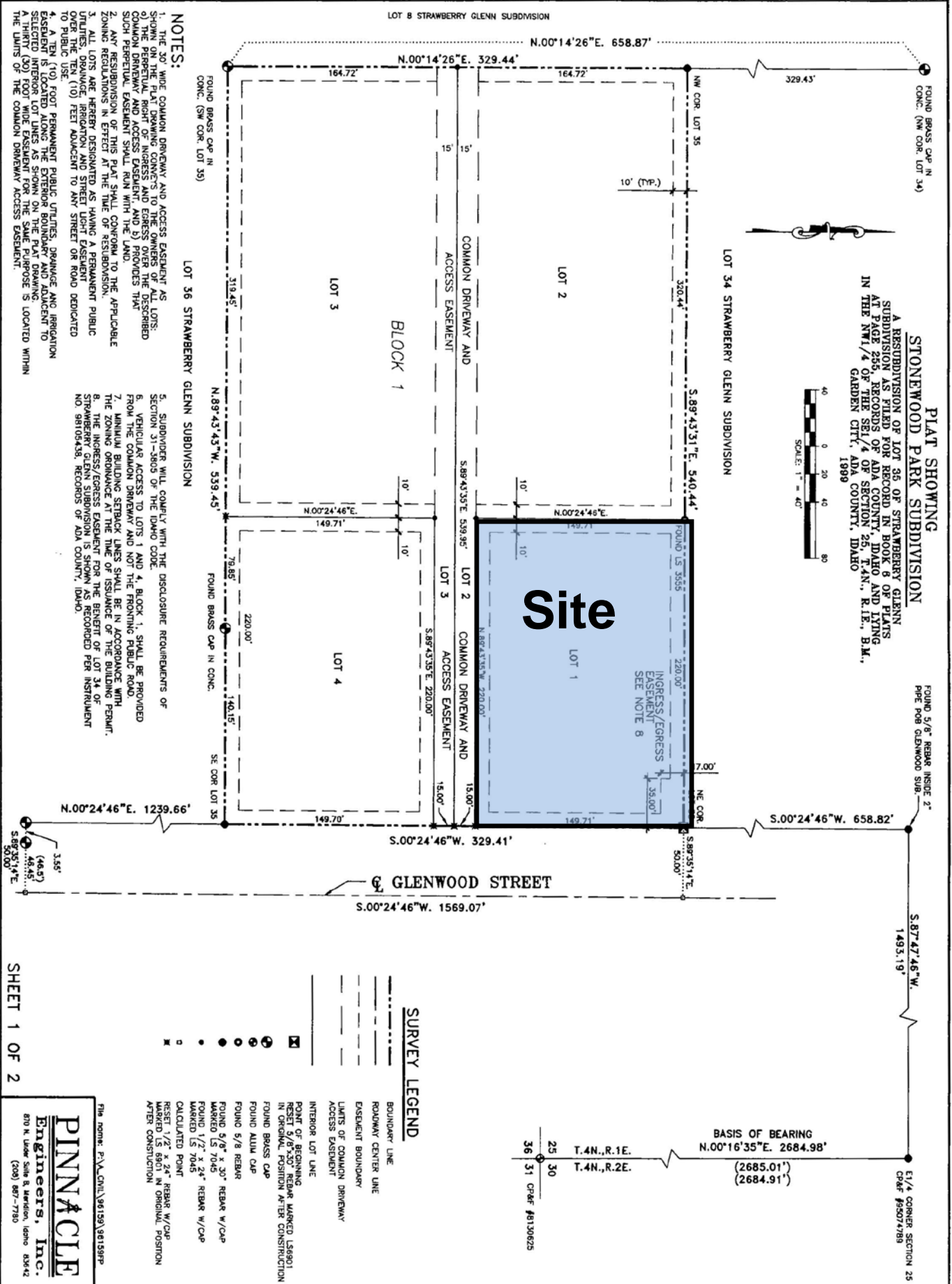
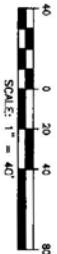
- ▶ Lots of Visibility
- ▶ Glenwood Frontage
- ▶ Fully Fenced
- ▶ 2017 Taxes: \$3,859
- ▶ Zoning: City of Garden City C-2

\*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

1412 W. Idaho · Ste 110 · Boise, Idaho 83702 · (208) 336-3202 · Fax (208) 336-3558  
[www.michenerinvestments.com](http://www.michenerinvestments.com)

Bk. 79 Pg. 8347

**PLAT SHOWING**  
**STONEWOOD PARK SUBDIVISION**  
 A RESUBDIVISION OF LOT 35 OF STRAWBERRY GLENN SUBDIVISION AS FILED IN BOOK 8 OF PLATS AT PAGE 255, RECORDS FOR ADA COUNTY, IDAHO AND LYING IN THE NW 1/4 OF THE SE 1/4 OF SECTION 25, T.4N., R.1E., B.M., GARDEN CITY, ADA COUNTY, IDAHO 1999



**NOTES:**

1. THE 30' WIDE COMMON DRIVEWAY AND ACCESS EASEMENT AS SHOWN ON THE PLAT DRAWING CONVEYS TO THE OWNERS OF ALL LOTS SHOWN ON THE PLAT DRAWING THE RIGHT OF USE AND ENJOYMENT OF SUCH PERPETUAL EASEMENT SHALL RUN WITH THE LAND.
2. ANY RESUBDIVISION OF THIS PLAT SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. ALL LOTS ARE HEREBY DESIGNATED AS HAVING A PERMANENT PUBLIC UTILITIES, DRAINAGE, IRRIGATION AND STREET LIGHT EASEMENT OVER THE TEN (10) FEET ADVANCEMENT TO ANY STREET OR ROAD DEDICATED TO PUBLIC USE.
4. A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, DRAINAGE AND IRRIGATION EASEMENT SHALL BE PROVIDED FOR THE PERMANENT ADVANCEMENT TO A THIRTY (30) FOOT WIDE EASEMENT FOR THE SAME PURPOSE IS LOCATED WITHIN THE LIMITS OF THE COMMON DRIVEWAY ACCESS EASEMENT.
5. SUBDIVIDER WILL COMPLY WITH THE DISCLOSURE REQUIREMENTS OF SECTION 31-3603 OF THE IDAHO CODE.
6. VEHICULAR ACCESS TO LOTS 1 AND 4, BLOCK 1, SHALL BE PROVIDED FROM THE COMMON DRIVEWAY AND NOT THE FRONTING PUBLIC ROAD.
7. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
8. THE INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF LOT 34 OF STRAWBERRY GLENN SUBDIVISION IS SHOWN AS RECORDED PER INSTRUMENT NO. 98103435, RECORDS OF ADA COUNTY, IDAHO.

**SURVEY LEGEND**

- BOUNDARY LINE
- ROADWAY CENTER LINE
- EASEMENT BOUNDARY
- LIMITS OF COMMON DRIVEWAY ACCESS EASEMENT
- INTERIOR LOT LINE
- POINT OF BEGINNING
- REBAR MARKED L5891 IN ORIGINAL POSITION AFTER CONSTRUCTION
- FOUND BRASS CAP
- FOUND ALUM CAP
- FOUND 5/8" REBAR
- FOUND 5/8" x 30" REBAR W/CAP
- FOUND 1/2" x 24" REBAR W/CAP
- MARKED L5 7045
- CALCULATED POINT
- RESET 1/2" x 24" REBAR W/CAP MARKED L5 6901 IN ORIGINAL POSITION AFTER CONSTRUCTION

SHEET 1 OF 2

File name: P:\A\CON\198159\8159P  
**Pinnacle**  
 Engineers, Inc.  
 870 N. Ludlow, Suite B, Meridian, Idaho 83442  
 (208) 887-7780

