

MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

MERIDIAN DEVELOPMENT LAND/BUILDINGS FOR SALE



Location: 1005 E. Fairview Ave., Meridian, Idaho

Size: +/- 8.25 Acres (359,370 sq. ft.)

Price: \$7,700,000

Improvements:	Paved Area	+/- 4 acres
	Showroom/Office	3,820 sq. ft.
	Shop/Warehouse	11,600 sq. ft.
	Vacant Building Shell	<u>4,600 sq. ft.</u>
	Total Building Area	20,020 sq. ft.

Comments:

- Currently occupied by Meridian Auto Ranch (contact broker for showing)
- Stoplight access to Fairview Avenue at N. Lakes Place
- Located in Meridian Opportunity Zone
- Current lease expires in one year
- Improved cross access easement along western edge of property
- Record of survey available
- Commercial Zoning/Meridian City C-G

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*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.

MERIDIAN DEVELOPMENT LAND FOR SALE

AERIAL PHOTO



Back of Warehouse/Shop Building



Vacant Building Shell



+/- 4 acres of Surplus Land for Development



Interior of Warehouse/Shop Building

