## COMMERCIAL BUILDINGS FOR SALE

**7126 & 7150 W Victory Rd**

**Boise, Idaho 83709**

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### PROPERTY INFORMATION:

<table>
<thead>
<tr>
<th>Location</th>
<th>Victory Rd between Cole Rd and Orchard St</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>± 2.364</td>
</tr>
<tr>
<td>Buildings</td>
<td>± 12,864 SF - 7126 W Victory, ± 2,908 SF - 7150 W Victory</td>
</tr>
<tr>
<td>Zoning</td>
<td>City of Boise-M-1D</td>
</tr>
<tr>
<td>Price</td>
<td>$2,200,000</td>
</tr>
</tbody>
</table>

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### COMMENTS:

- Current tenant is relocating
- Retail Showroom with Inventory & Parts Storage rooms, 10’ and 7’ roll up doors
- Paved, Covered Storage Bays within Secured Yard Space
- Additional Secured yard on adjacent parcels
- Victory provides excellent access to I-84
- Contact agent for showings. Do not disturb tenant

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**MARK BOTTLES**

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This 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.
Floor plan sketch:

- **Shop**: ± 3,072 SF
- **Office & Part Storage**: ± 2,592 SF
- **Show Room**: ± 7,200 SF

Covered Bays
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Aerial:
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Photos:

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Wide- Aerial:

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