

# 3640 W Chinden Blvd

Garden City, ID

RETAIL BUILDING FOR SALE OR LEASE



## Property Information:

**Submarket:** North  
**Available:** Immediately  
**Bldg Type:** Retail  
**Bldg Size:** Approx. 3,492 SF with patio, 2nd floor office/lounge & 450 SF insulated shed with power  
**Completed:** 1952; remodeled extensively  
**# of Floors:** 2

## Listing Comments:

Former restaurant space (hood, walk-in, impact fees). Most recently an art gallery and event center with one-of-a-kind finishes.

Frontage on Chinden Boulevard, near 36th St. signalized intersection.

Pylon signage.

Patio seating.

HVAC, plumbing and roof recently replaced.

Turnkey - wine bar, gallery, lounge, event center.

Minimal improvements for full service restaurant.

Excellent owner/user opportunity.

Contact agent regarding adjacent lots.

(09/30/11)

This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

## Terms:

**Sale Price:** \$449,000.00  
**Lease Rate:** Negotiable, depending on term & improvements  
**Seller Financing:** Possible, Contact Agent

## Contact:

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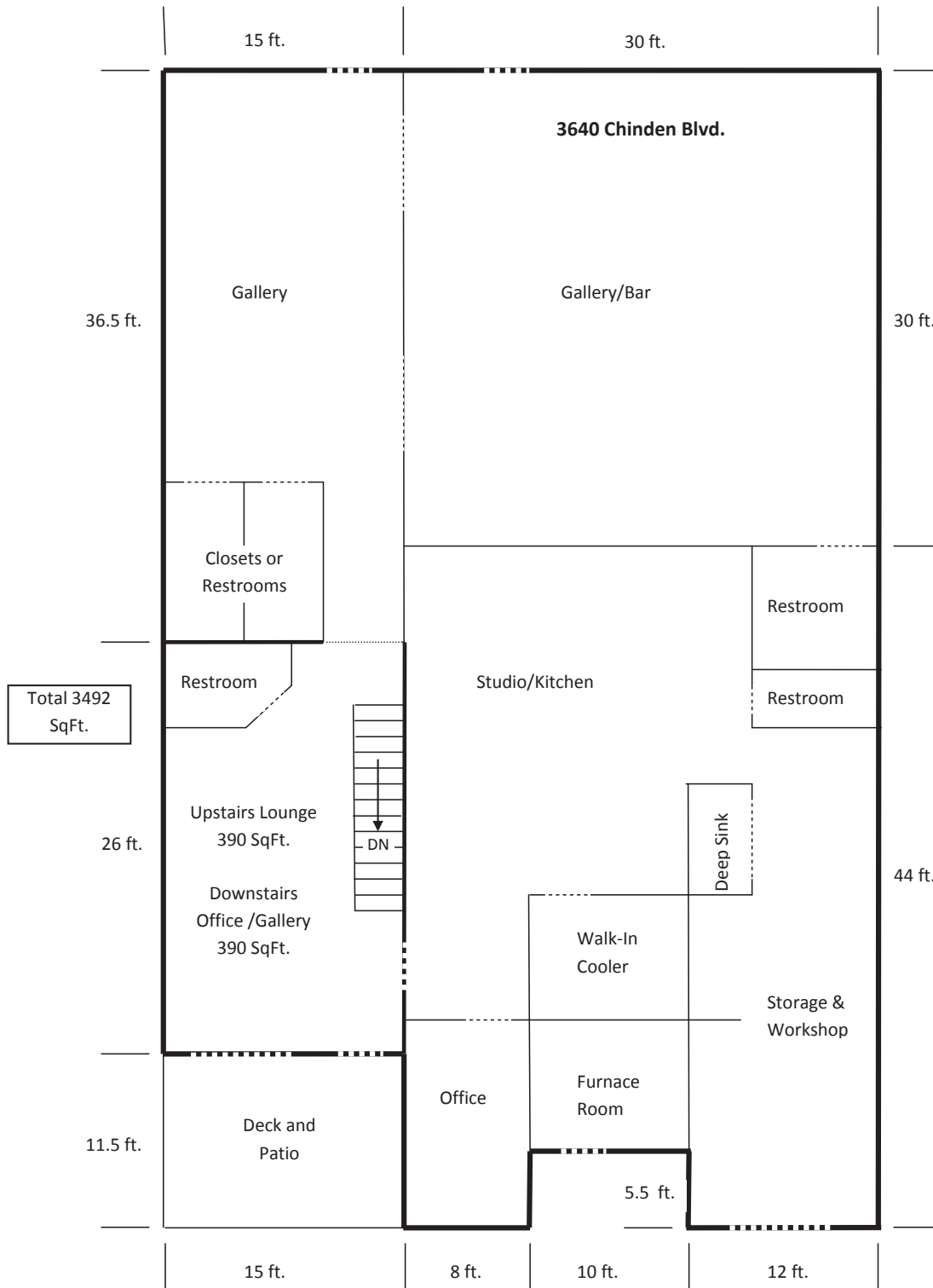
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## PROPERTY LAYOUT



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Contact Agent for Adjacent Property



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