

# 444 Parkcenter

Boise, ID 83706

DEVELOPMENT SITE FOR SALE



### Listing Comments:

Property was previously approved for 76 condo units.

Prime Boise River frontage location.

Near Downtown, Boise State University, shopping and restaurants.

### Available:

**Size:** 2.36 Acres  
**Price:** \$2,550,000  
**Zoning:** L-0D  
**Utilities:** To Site

### Contact:

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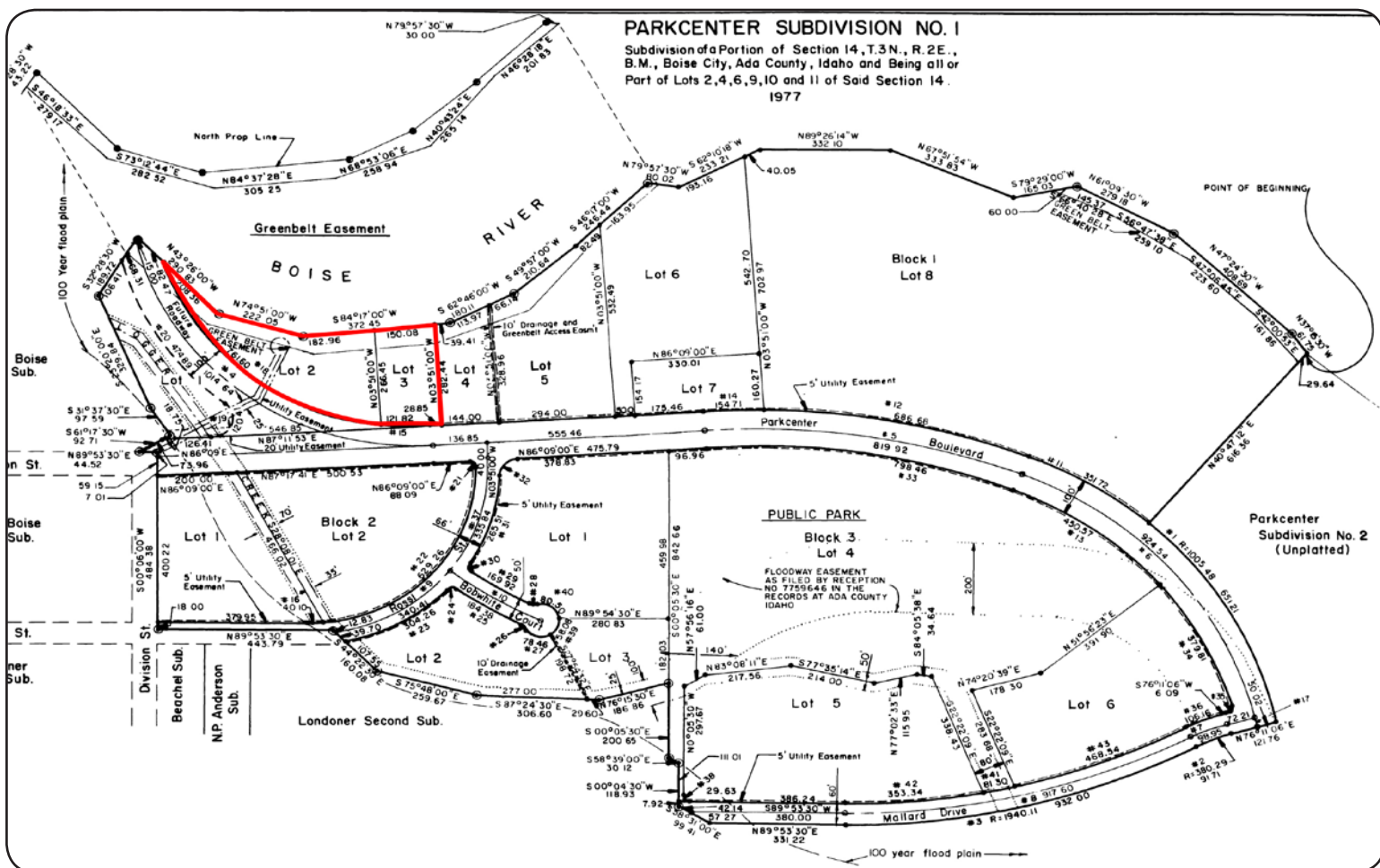
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**L-OD DISTRICT ALLOWED USES:**

- All uses allowed in N-O District
- Allowed with Administrative Approval
- All uses authorized by Administrative Approval in the N-O District
- Child care facility for 13 - 20 children
- Allowed with Conditional Use Permit
- All uses permitted in N-O District with a Conditional Use Permit
- Indoor commercial recreation: bowling alley etc.
- Commercial photography studio
- Radio and television stations
- Motel/Hotel

**N-O DISTRICT ALLOWED USES:**

- Child care facility up to 5 children
- Mausoleum
- Offices
- Allowed with Administrative Approval
- Child care facility between 6 - 12 children
- Residence for owner or caretaker
- Allowed with Conditional Use Permit
- Animal hospital
- Boarding/Rooming/Halfway house
- Optician shop
- Pharmacy
- Drive-up window
- Club/Lodge/Social Hall
- Medical laboratory
- Adult day care
- Hospital
- Child care facility for 13+ children
- Public, private or parochial school
- Church
- Mortuary
- Planned development
- Non-vocational or trade schools
- Nursing home
- Bank/Financial institution



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