



# 1630 S Eagle Rd

Meridian, Idaho 83642

## Property Highlights

- Multi-Tenant retail building with drive-thru
- Direct access from both Eagle Rd and Overland Rd
- Silverstone and El Dorado Corporate Parks house over 10,000 employees providing steady daytime traffic
- Building has been a two & three tenant building in the past
- Flexible infrastructure allowing for varied multi-tenant floorplans
- Contact agent for showing instructions - Do Not Disturb Tenant

<b>Sale Price:</b>	\$2,100,000
<b>Building Size:</b>	±4,167 SF
<b>Lot Size</b>	±0.871 acres
<b>Traffic Counts:</b>	↑ 48,000 VPD Eagle Road
<b>Zoning:</b>	Community Commercial
<b>Parking:</b>	30 on-site stalls

## For More Information

**Ben Kneadler, CCIM**

O: 208 229 6002  
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# Multi-Tenant Drive-Thru Retail

±4,167 SF | \$2,100,000

FOR SALE



This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

5571 N. Glenwood St.  
Boise, ID 83714  
208 229 2020 tel  
[naiselect.com](http://naiselect.com)



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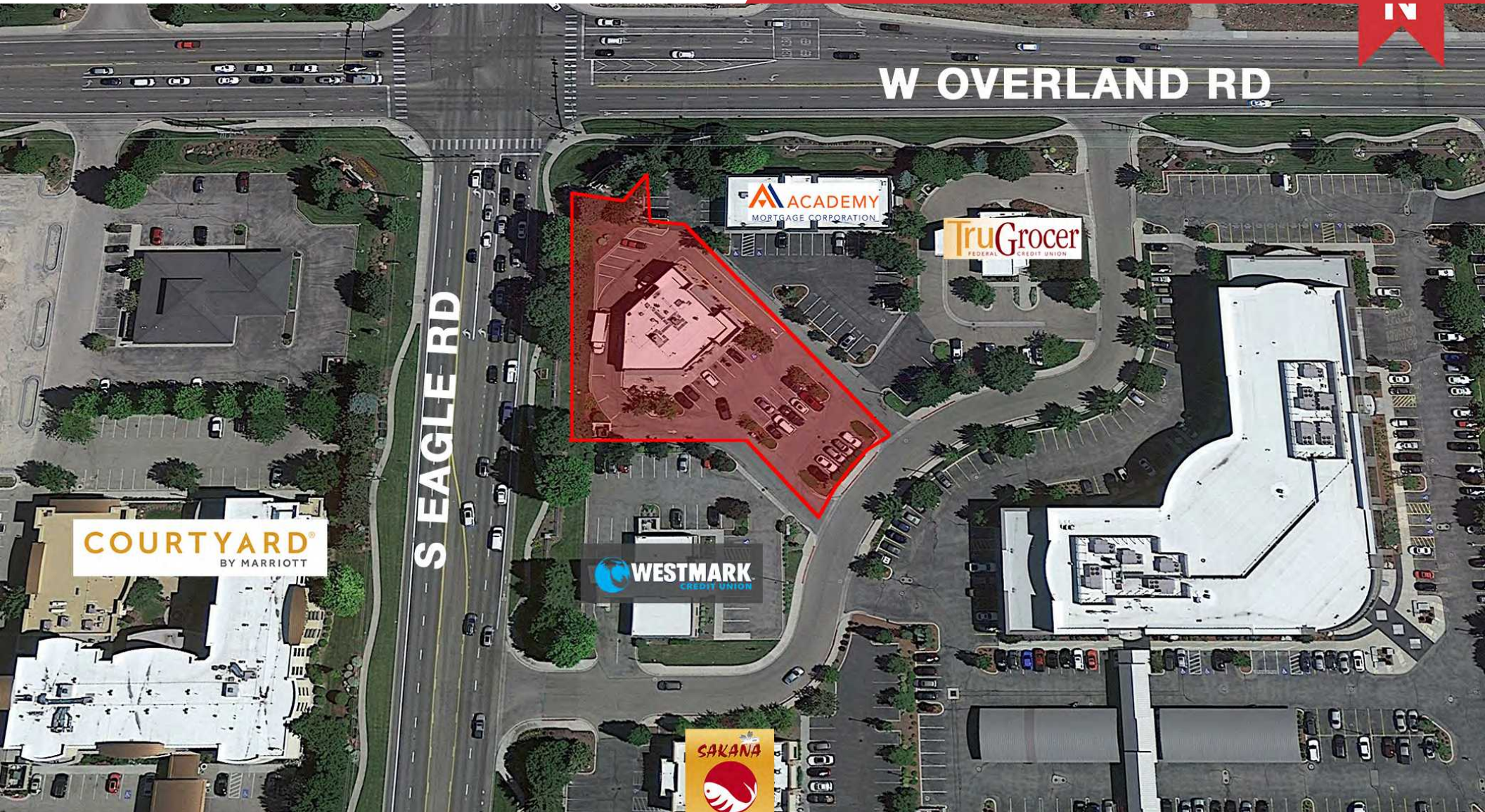




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**BUILDING INFORMATION**

OVERALL GROSS AREA = 4,166 sf

COMMON AREA = 316 sf

LEASABLE AREA = 3,850 sf



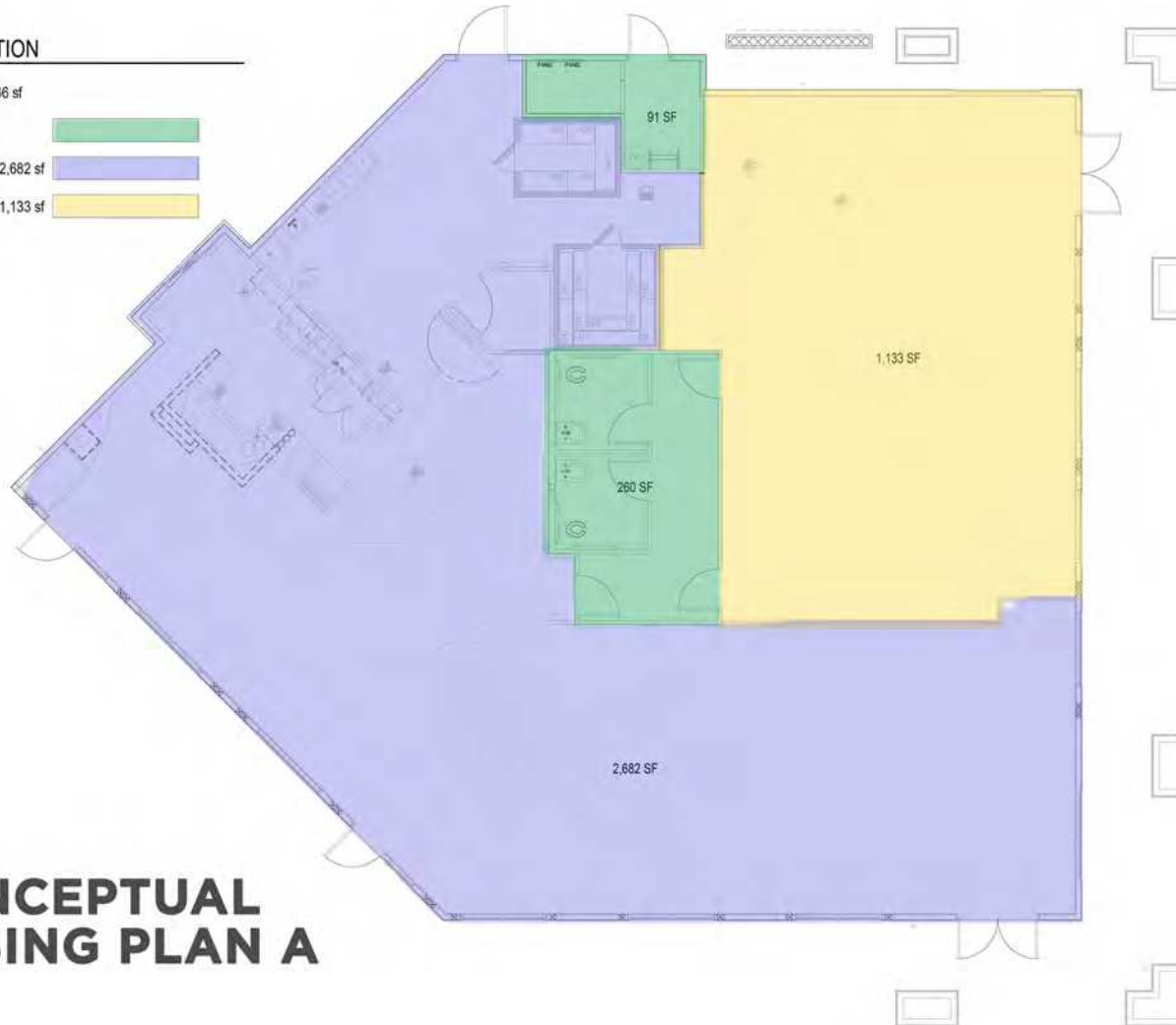
**BUILDING INFORMATION**

OVERALL GROSS AREA = 4,166 sf

COMMON AREA = 351 sf

TENANT 1 LEASABLE AREA = 2,682 sf

TENANT 2 LEASABLE AREA = 1,133 sf



**CONCEPTUAL  
DEMISING PLAN A**





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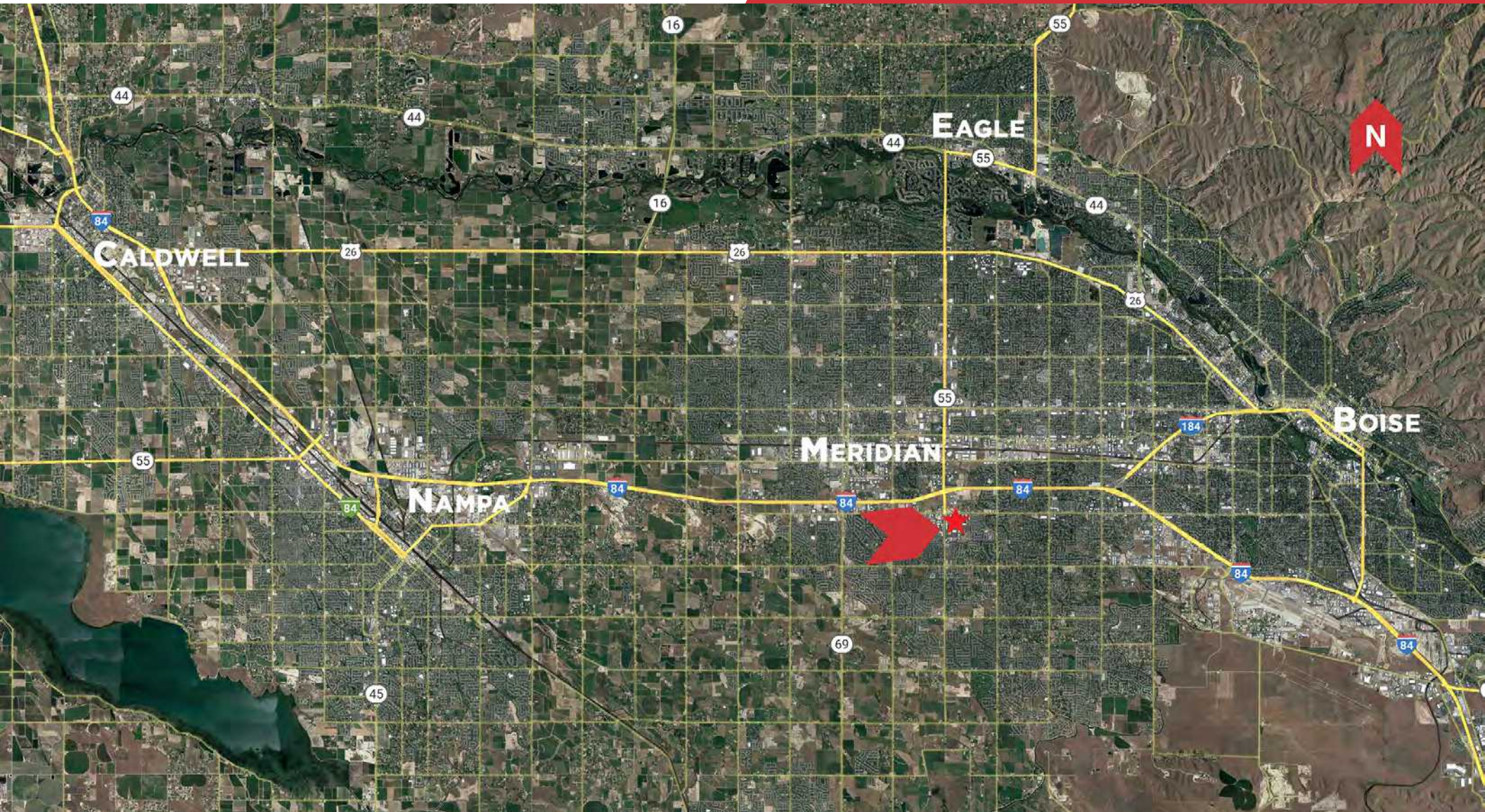




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