



REDEVELOPMENT PROPERTY FOR SALE

4255 N TEN MILE

MERIDIAN | IDAHO 83646

N TEN MILE

OFFERING PRICE

\$2,660,000



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OFFERING DETAILS

property address	4255 N Ten Mile Meridian
sale price	\$2,660,000 [\$ 12.00 /SF]
property description	Land
zoning	MU-NR
lot size	5.09 Acres
building sizes	house size: 1,716 SF shop size: 1,000 SF barn: 1,400 SF

- Redevelopment property
- Located in the central valley on Ten Mile
- Efficient property layout for development consideration
- Great location in a highly desirable and competitive submarket

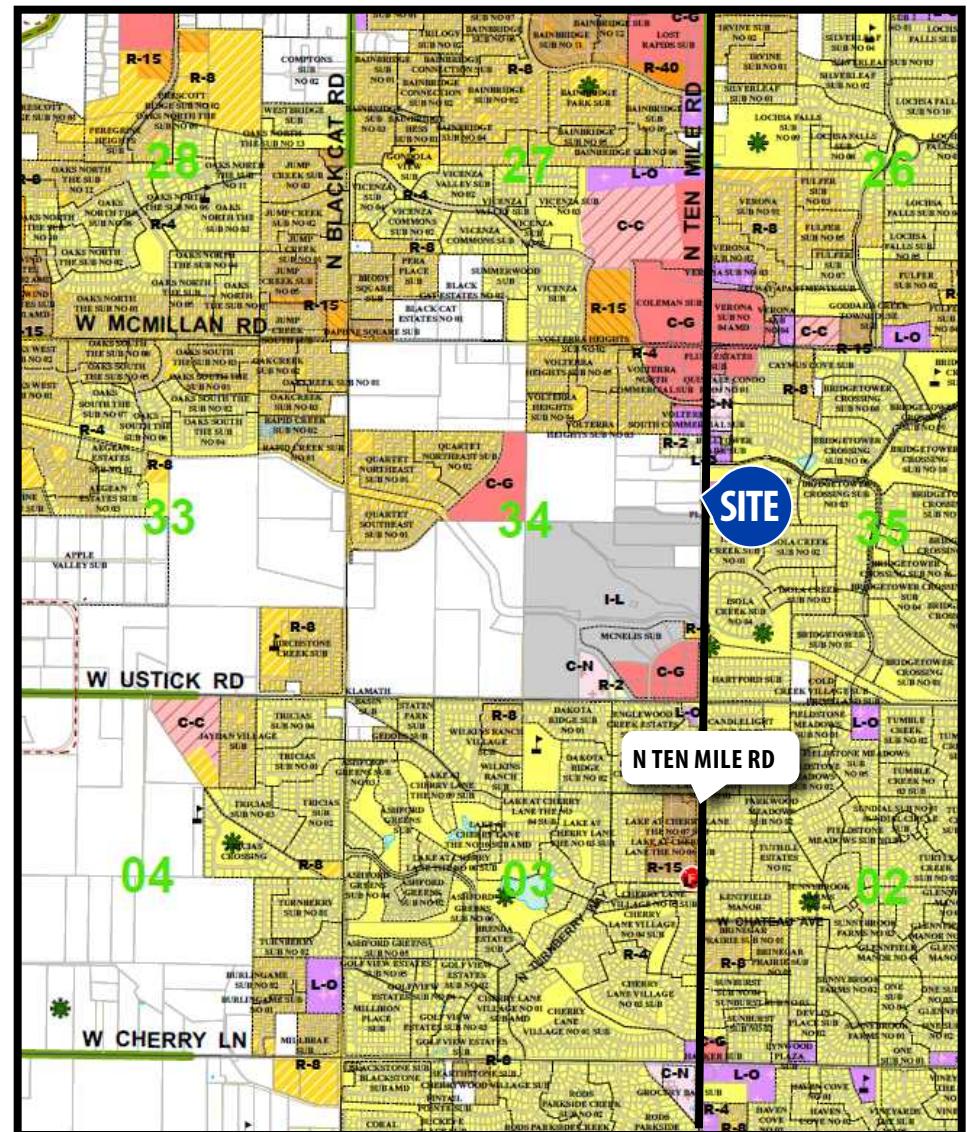
MU-NR ZONING



MIXED USE **NON-RESIDENTIAL (MU-NR)**

MU-NR zone allows all uses under the following zones: C-C, C-G, L-O, M-E, H-E, I-L, and I-H. THAT IS A WIDE SET OF USES UNDER THE MU-NR ZONE!

- The purpose of this designation is to designate areas where new residential dwellings will not be permitted, as residential uses are not compatible with the planned and/or existing uses in these areas.
- For example, MU-NR areas are used near the City's Wastewater Resource Recovery Facility and where there are heavy industrial or other hazardous operations that need to be buffered from residential.
- Employment centers, professional offices, flex buildings, warehousing, industry, storage facilities and retail, food service/ restaurants and other appropriate non-residential uses.



NW MERIDIAN

CHINDEN BLVD

16,500 VPD

W MCMILLAN RD

11,500 VPD

6,800 VPD



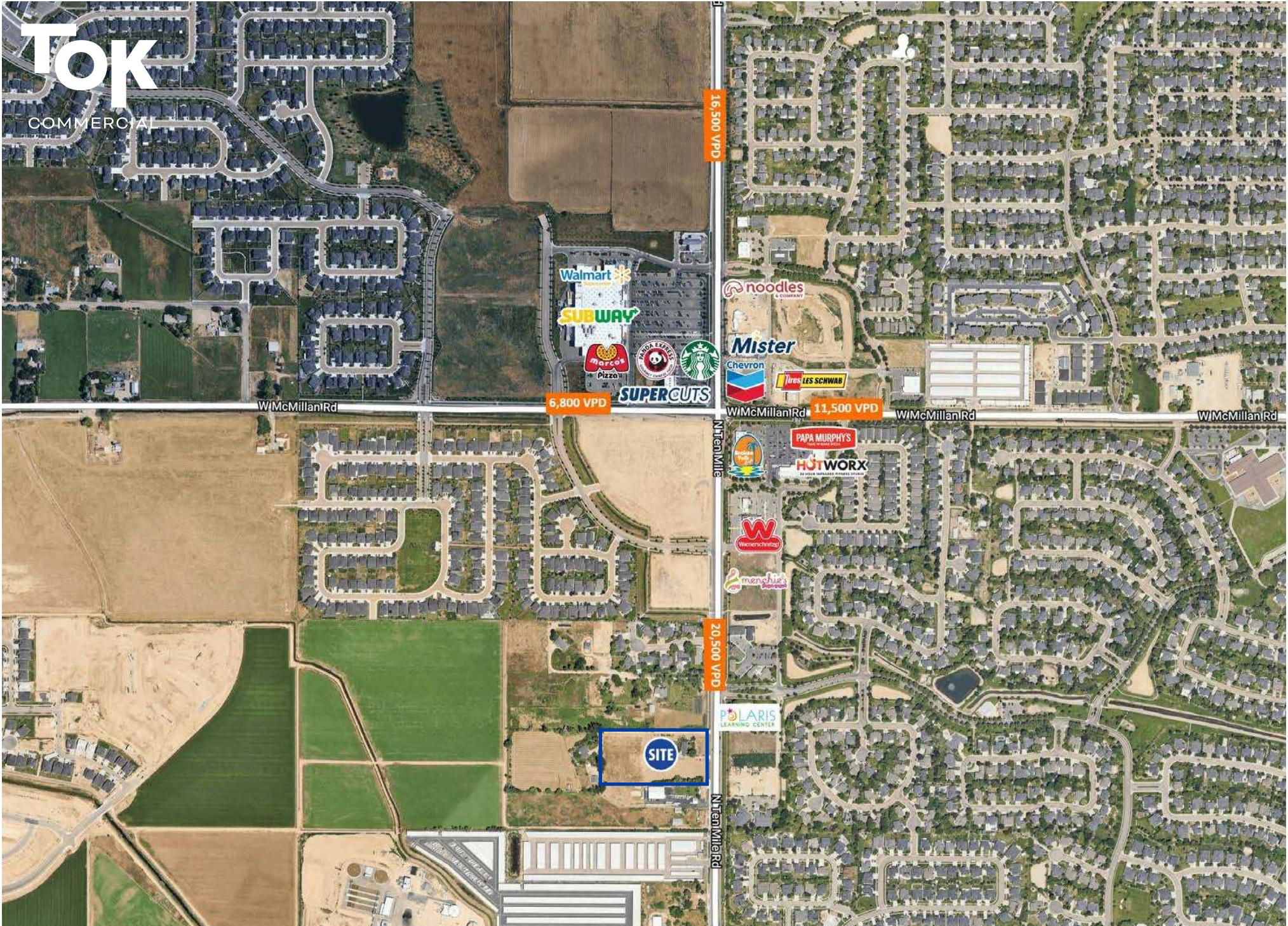
ACCESS

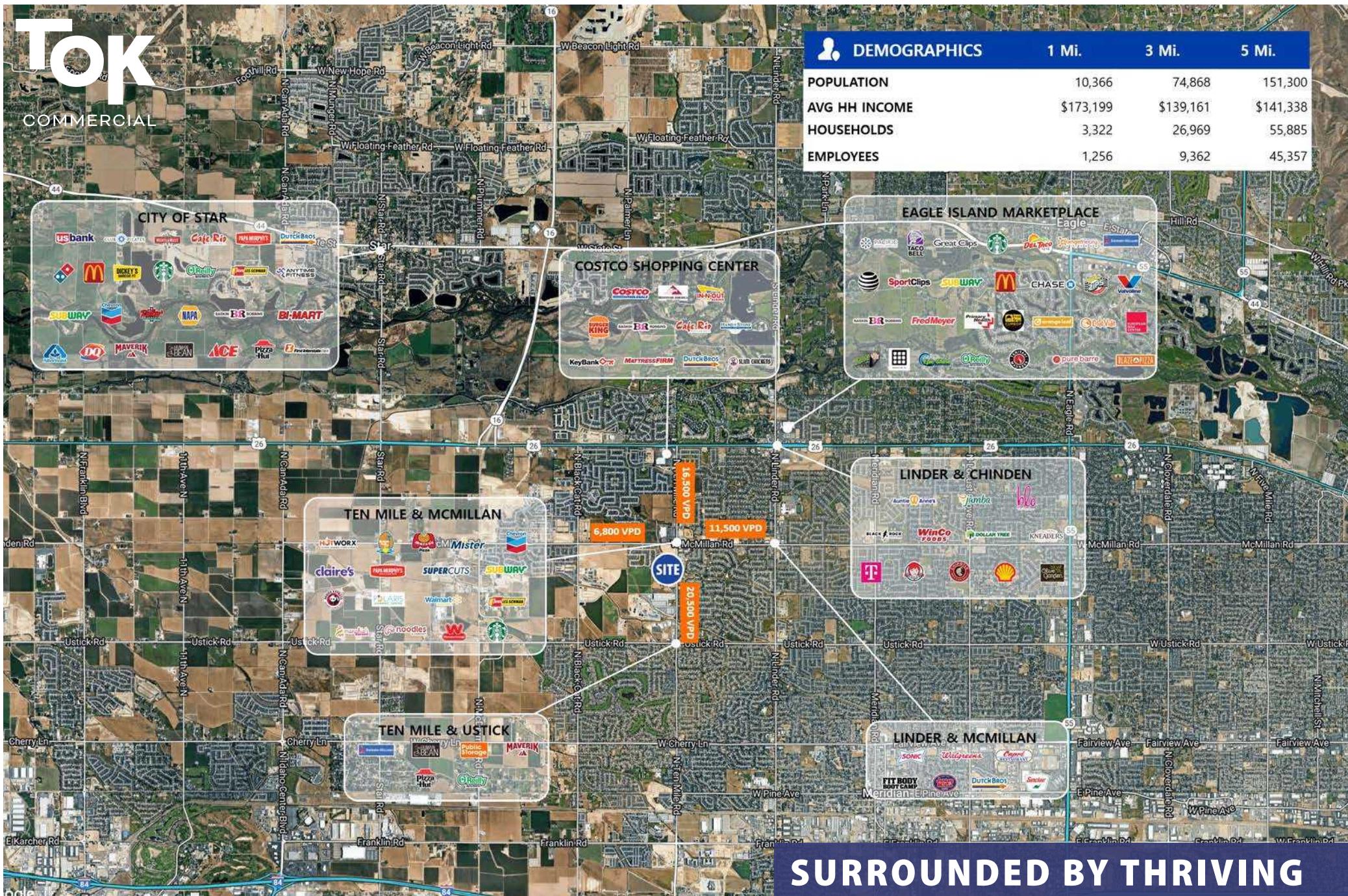
ACCESS

N TEN MILE RD

20,500 VPD

TWO ACCESS POINTS





SURROUNDED BY THRIVING RETAILERS & SERVICES