

# FREE STANDING RETAIL BAR

3301 N COLLISTER DRIVE  
BOISE, ID 83703







# LISTING HIGHLIGHTS

<b>BUILDING SIZE:</b>	<b>2,003 SF</b>
<b>SALE PRICE:</b>	<b>\$400,000</b>
<b>LEASE:</b>	<b>TENANT HAS TWO (2) FIVE (5) YEAR RENEWAL OPTIONS</b>
<b>LOT SIZE:</b>	<b>0.195 ACRES</b>
<b>ZONING:</b>	<b>CITY-OF-BOISE R-2</b>
<b>PARCEL #:</b>	<b>R0919000100</b>
<b>VISIBILITY/TRAFFIC COUNTS:</b>	<b>STATE ST. – 35,000 ADT COLLISTER DR. – 5,800 ADT</b>
<b>AVAILABILITY:</b>	<b>IMMEDIATE, CONTACT AGENTS</b>

- Well known & iconic establishment – Terry’s State Street Saloon
- Property is located on the hard corner of Collister Drive & State Street
- High visibility location with unobstructed frontage and traffic counts exceeding 35,000 cars per day
- Easy access & on-site parking for patrons
- Surrounding businesses include Caffaina Roasting Company, Collister Center, Stella’s Ice Cream, Washing Time Laundry, Sportsmans Barber Shop, Boise Valley Habitat for Humanity Restore, Treasure Valley Skate, AutoZone Auto Parts, and On the Fly
- Immediate availability, contact agents to schedule a walk through today!







3301 N COLLISTER DR.

COLLISTER DR. - 5,800 ADT

W STATE STREET - 35,000 ADT

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CAFFEINA

Wearing Your Seatbelt

Library!

Habitat for Humanity



Mobil

Shell's ICE CREAM

AutoZone



NAN ZAYA

Business Center - Suite 8 & 9

WELLS FARGO

PAINTLIFE SUPPLY CO



Freeway

Big O Tires

ACE  
The helpful place.  
It's Ace Hardware



# CONTACTS

PLEASE CONTACT US FOR MORE INFORMATION:

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**3301 N COLLISTER DR.**

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