



FOR SALE

SWC MERIDIAN & VICTORY, MERIDIAN, ID

**KNIPE
JANOUSH
KNIPE
LLC**

Commercial &
Agricultural Real
Estate Advisory
Services

RiverWalk Center
1661 W. Shoreline Dr.
Suite 200
Boise, Idaho 83702



PROPERTY INFORMATION

Price	:	\$4,027,000
Based on	:	\$5.50/SF
Size	:	16.81±
Siting	:	SW Corner
Intersection	:	Major, signalized
Tax Parcels	:	5
APN(s)	:	S1224449150 et al.
City Limits	:	Meridian, nearby
Impact Area	:	Meridian
Comp Plan	:	Medium Density Res.
Zoning	:	County R-UT
Closest Freeway	:	Meridian Interchange
Distance	:	1.25± Miles north
Significant Retail	:	Lowe's, Walgreen's
Distance	:	1± Mile north
School District	:	Meridian
Electricity	:	Available / Idaho
Telephone	:	Available / Qwest
Waste Disposal	:	Proposed 2008
Water	:	Available
Natural Gas	:	Avail. / Intermtn. Gas
Topography	:	Gently Sloping
Water Amenity	:	Ridenbaugh Canal
Irrigation	:	No
Interim Uses	:	Pasture; no structures

Exceptional development ground at signalized major highway intersection, and near freeway access. Commercial (office and/or retail) existing or planned on other 3 corners. Parcel may have commercial or mixed-use potential, and is less than a mile from significant retail development. On main commuter route between Meridian and Kuna.

Information believed to be reliable, but is not warranted; buyer to verify all. Knipe & Knipe, Inc. is the brokerage arm and an affiliate of Knipe Janoush Knipe, LLC.



OTHER AVAILABLE INFORMATION

MLS Listing	:	98331492
Loopnet Listing	:	15387112
CCIMNet Listing	:	15387112
CoStar Listing	:	Agent Access Only
Survey	:	Available
Conceptual Plans	:	Not available
Entitlements	:	None
Other	:	Demographics, etc.
Broker Web	:	www.knipejanoush.com
Owner Web	:	www.oaaslaney.com

**BRADFORD T. KNIPE
CCIM, CRE, MAI, ARA
Idaho Associate Broker
KNIPE & KNIPE, INC.**

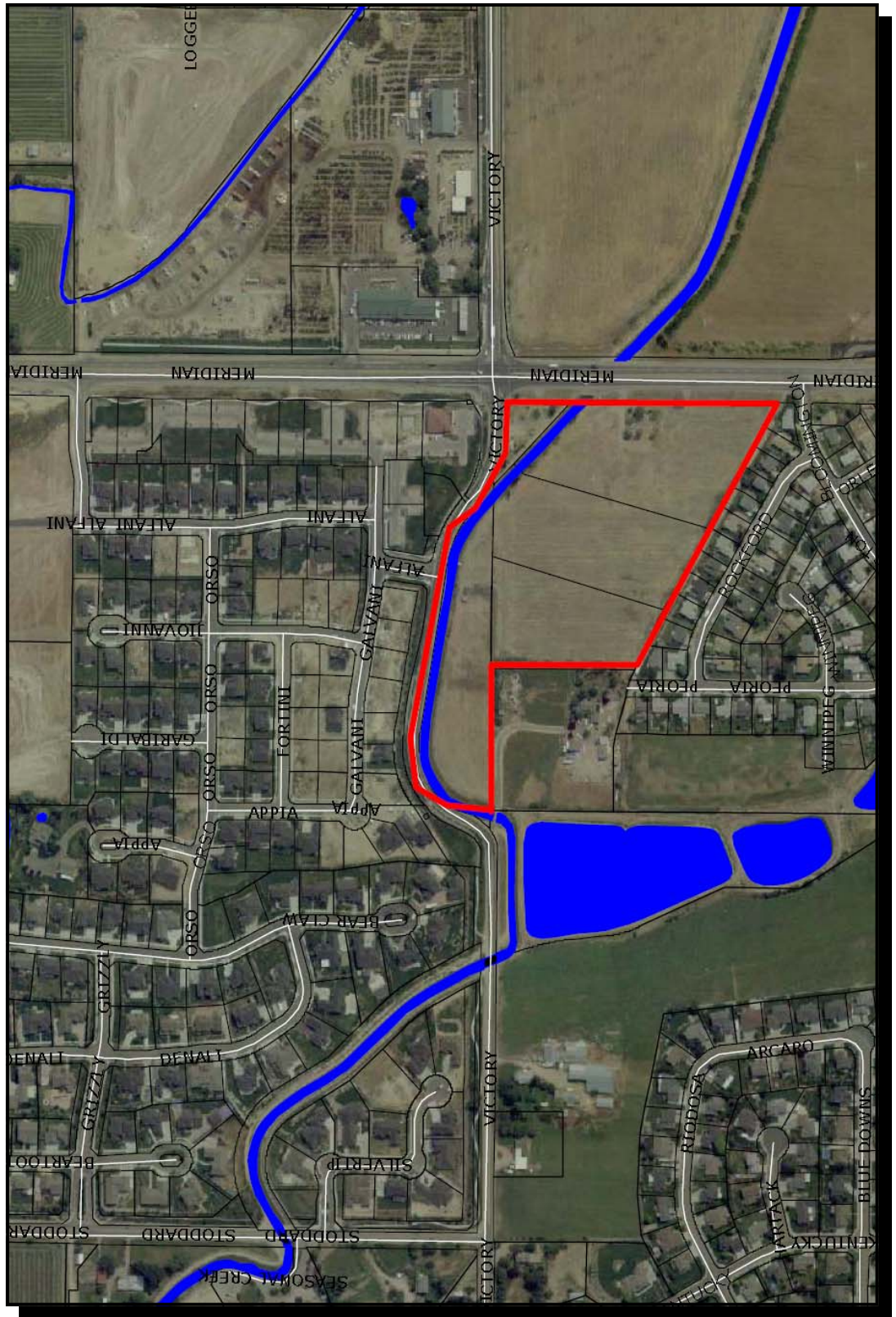
**(208) 866-7900
btk@knipejanoush.com**



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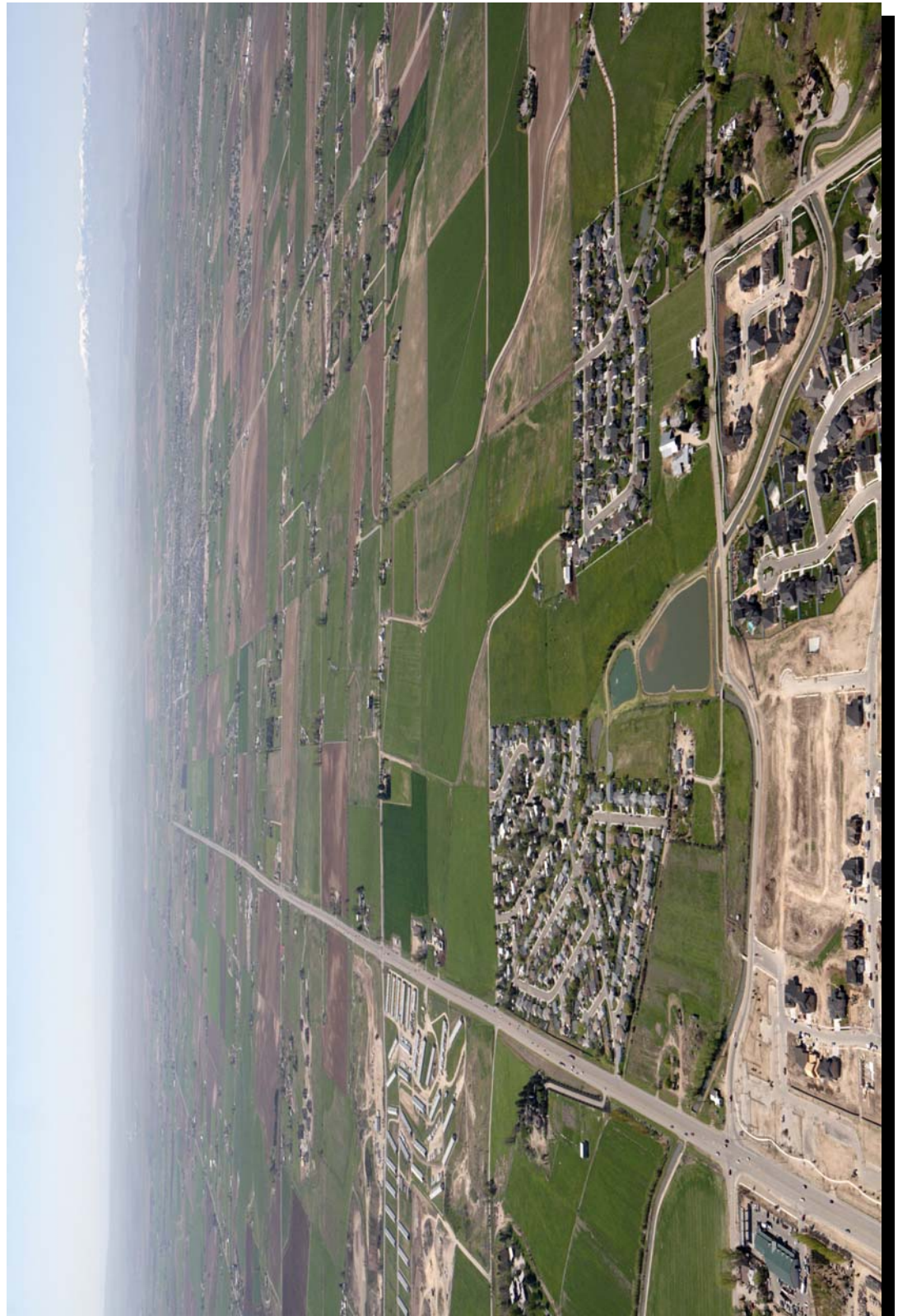
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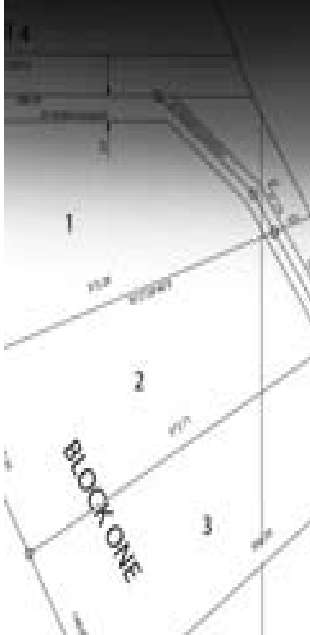
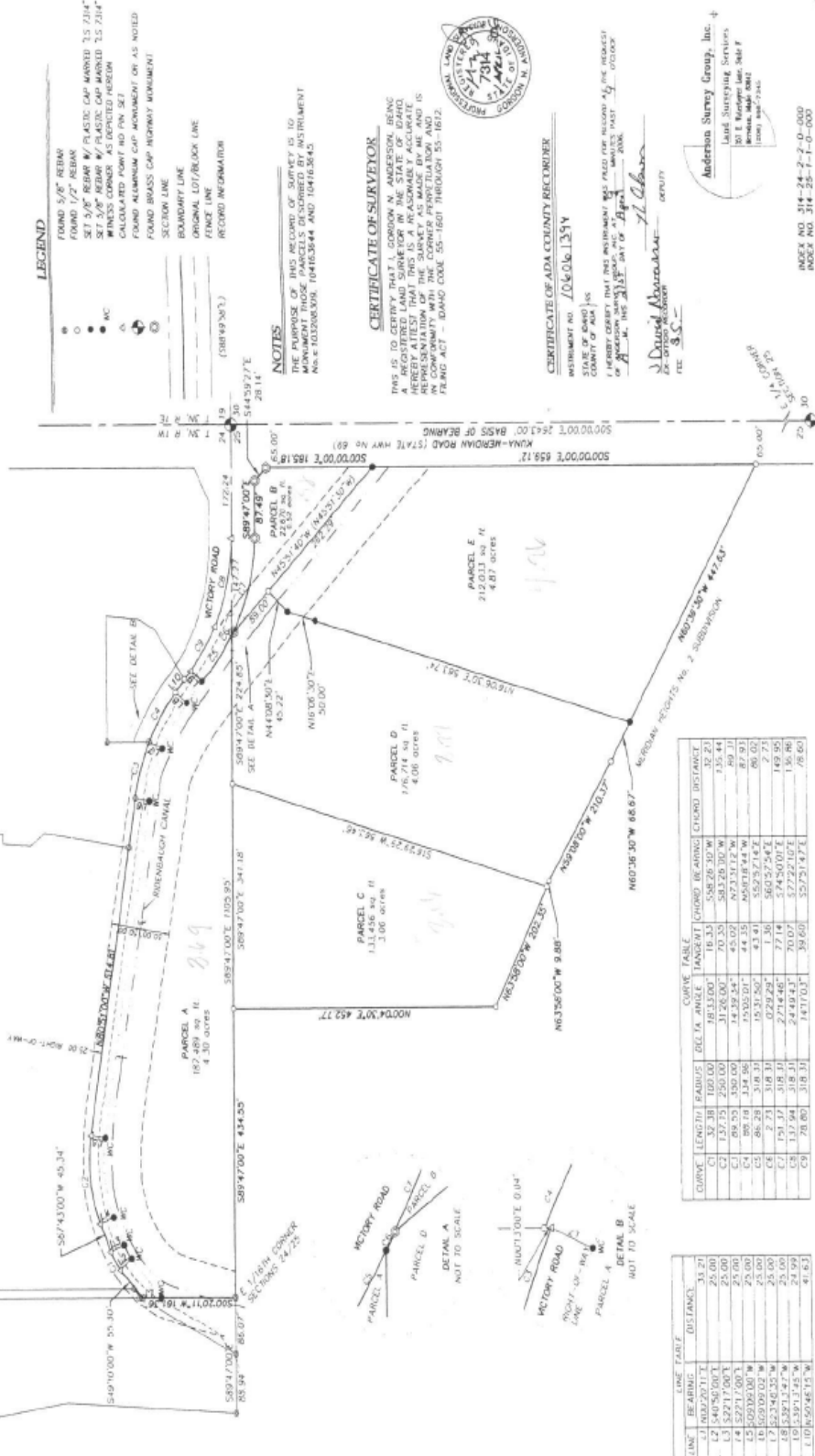
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RECORD OF SURVEY No. 7355

FOR
OASIS LANE
PORTION OF NORTHERLY QUARTER OF SECTION 35 AND A PORTION OF THE
SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST,
ADA COUNTY, IDAHO
2008



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