

# \$1,000,000 - 2350 E Gowen Rd, Boise

MLS® #98936274

**\$1,000,000**

Bedroom, Bathroom,  
Land on 0.92 Acres

Columbia Villag, Boise, ID

This exceptional commercial property, zoned MX-2, offers up to 11,360 sq. ft. of buildable space in a thriving business and residential hub. Located within the well-established Albertsons complex, this site benefits from high foot traffic and proximity to shopping, dining, and key amenities. High Visibility & Traffic: Just .1 miles from the freeway, ensuring easy accessibility. Adjacent to Canyon Ridge Apartments (288 units) and Columbia Village Apartments (254 units). Next to Simplot Sports Complex: With national, regional, and local tournaments, driving consistent traffic from March to October. Micron Technology's upcoming facility (just 1 mile away) is set to generate 17,000+ jobs, fueling area demand. Best Western is conveniently located across the street, adding to the area's commercial viability. This is a rare opportunity to develop in one of Boise's fastest-growing corridors. Ideal for retail, dining, office space, or mixed-use development. Contact us today to secure this prime commercial property!



## Essential Information

MLS® #	98936274
Price Per Acre	\$1,086,957
Acres	0.92
Type	Land
Sub-Type	Commercial

Status Active

### Community Information

Address 2350 E Gowen Rd  
Area Boise SE - 0300  
Subdivision Columbia Villag  
City Boise  
County Ada  
State ID  
Zip Code 83716

### Amenities

Utilities Electricity Available, Natural Gas Not Available, Phone Connected, Cable Connected, Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities  
Golf Course N

### Exterior

Lot Description 1/2 Acre - .99 Acres, Level

### School Information

District Boise School District #1  
Elementary Trail Wind  
Middle Les Bois  
High Timberline High

### Additional Information

Date Listed February 17th, 2025  
Days on Market 83  
Zoning ZC-248  
Property Taxes \$4,946  
Tax Year 2024  
Office Silvercreek Realty Group  
Contact Info kristadeacon@gmail.com

### Listing Details

Listing Office Silvercreek Realty Group



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Listing information last updated on October 15th, 2025 at 7:33am MDT