

\$1,900,000 - 408 N Garden St, Boise

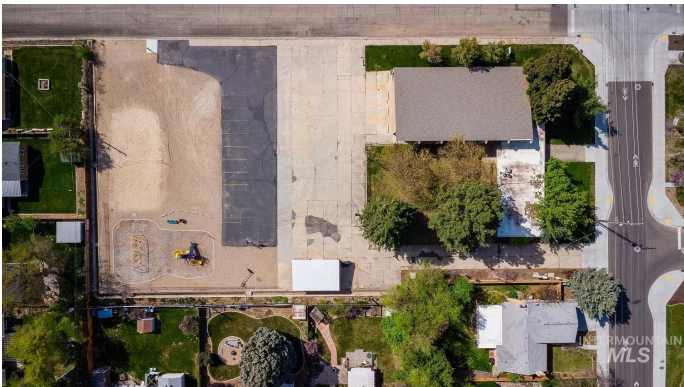
MLS® #98937763

\$1,900,000

Bedroom, Bathroom,
Land on 1.47 Acres

Scotts Sub, Boise, ID

Rare infill development opportunity on the Boise Bench with a spacious lot and existing 11,000 sq. ft. structure that can be preserved, repurposed, or redeveloped. Zoned R-1C, allowing for single-family homes, cottage-style housing, or neighborhood-serving uses. This large, level lot offers flexible site planning potential in a prime location just minutes from downtown Boise, I-84, and Boise Airport. Near Wyld Child, Push & Pour, and Stellas, adding to the area's walkability and community appeal. The Adaptive Reuse Incentive provides flexibility for projects retaining the existing structure, making this a high-potential investment for developers looking to maximize value while preserving character. Some uses may require a conditional use permit. Schedule a tour today.



Essential Information

MLS® #	98937763
Price Per Acre	\$1,292,517
Acres	1.47
Type	Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	408 N Garden St
Area	Boise Bench - 0400

Subdivision	Scotts Sub
City	Boise
County	Ada
State	ID
Zip Code	83706

Amenities

Utilities	Natural Gas Connected, Phone Connected, Cable Connected, Electricity Connected, Overhead, Sewer Connected
Golf Course	N

Exterior

Lot Description	1 Acre - 4.99 Acres, Level
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School Information

District	Boise School District #1
Elementary	Jefferson
Middle	South Boise Jr
High	Borah

Additional Information

Date Listed	March 4th, 2025
Days on Market	212
Zoning	R1C
Tax Year	2024
Office	Silvercreek Realty Group
Contact Info	broker@silvercreekrealty.com

Listing Details

Listing Office	Silvercreek Realty Group
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Listing information last updated on October 14th, 2025 at 4:03am MDT