

\$3,850,000 - 3635 W Elder Street, Boise

MLS® #98961331

\$3,850,000

Bedroom, Bathroom,
Commercial Sale on 3.11 Acres

N/A, Boise, ID

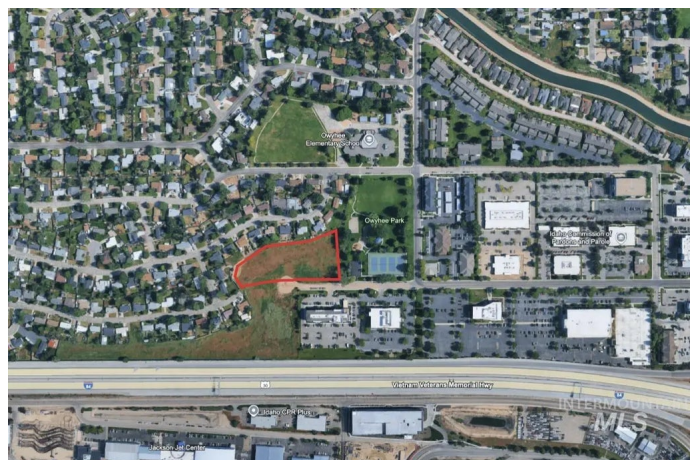
Prime Hotel Development Site “ just 1 mile from Boise Airport! This shovel-ready property is fully zoned and approved for hotel construction, with entitlements already in place to save time and money. The site includes an easement for additional parking on the southern parcel (approx. 0.33 acres) and is approved for a hotel up to 3 stories tall. The location is exceptional—high visibility and easy access to I-84 and downtown Boise (10 minutes away) make it ideal for business and leisure travelers. Boise’s™ tourism, tech sector, and real estate market continue to thrive, fueling strong demand for airport-adjacent accommodations. Limited hotel competition nearby enhances the upside potential. Whether you’re™ an investor, hospitality group, or developer, this property offers the perfect balance of readiness, strategic location, and market growth.

Essential Information

MLS® #	98961331
Acres	3.11
Type	Commercial Sale
Status	Active

Community Information

Address	3635 W Elder Street
Area	Boise Bench - 0400
Subdivision	N/A



City	Boise
County	Ada
State	ID
Zip Code	83705

Amenities

Golf Course	N
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Exterior

Lot Description	1 - 4.99 Acres
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Additional Information

Date Listed	September 11th, 2025
Days on Market	4
Zoning	MX-1
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 November 3rd, 2025 at 12:33am MST