

# \$975,000 - 301 & 307 E 35th St, Garden City

MLS® #98964102

**\$975,000**

Bedroom, Bathroom,  
Land on 0.51 Acres

Fairview Acres, Garden City, ID

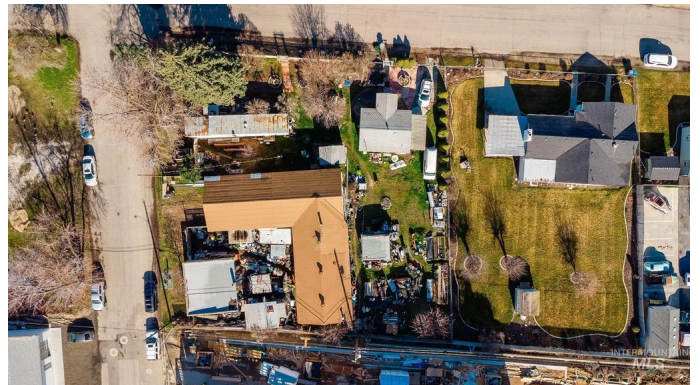
Incredible opportunity to develop on a prime corner site in the heart of Garden City and the Live-Work-Create District. Just a block away from the Boise River and steps away from pristine Esther Simplot Park, Whitewater Park, shops, cafes, wineries, breweries, and more, this is an ideal area to build in this ever growing urban oasis. Versatile building potential with C2 zoning - build single family, multifamily, townhomes, condos, commercial, and/or mixed use. No CC&Rs or HOA. Come be a part of the incredible transformation of this riverfront community!

## Essential Information

MLS® #	98964102
Price Per Acre	\$1,911,765
Acres	0.51
Type	Land
Sub-Type	Unimproved Land
Status	Active

## Community Information

Address	301 & 307 E 35th St
Area	Garden City - 0700
Subdivision	Fairview Acres
City	Garden City
County	Ada
State	ID
Zip Code	83714



## Amenities

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

## Exterior

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

District	Boise School District #1
Elementary	Whittier
Middle	North Jr
High	Boise

## Additional Information

Date Listed	October 8th, 2025
Days on Market	3
Zoning	C2
Property Taxes	\$2,927
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 11:48am MDT