

**PRICE  
REDUCTION**

VIEW THE 3D VR TOUR **HERE!**

FOR SALE



**PROPERTY INFORMATION**

<b>PROPERTY TYPE</b>	Commercial Investment/ Retail/Office
<b>ZONING</b>	C-2D
<b>BUILDING SIZE</b>	4,960 SF
<b>PAD SIZE</b>	±.231
<b>PRICE</b>	\$824,900
<b>TRAFFIC COUNTS</b>	Intersection of Fairview East of Curtis: 22,615 VPD (3/21/2018)

**HIGHLIGHTS**

- Ideal commercial investment property
- 7.3% Cap Rate on market rent of \$5,000/mo NNN (\$12/SF NNN)
- Current tenants month to month
- Building designed for vertical additions
- Possible development opportunity with potential to acquire 0.415 acre parcel with triplex to the north as well
- Just minutes from the heart of downtown and the river
- Property in proposed CCDC Enhancement Dist.
- Call for showing instructions, please do not disturb tenants

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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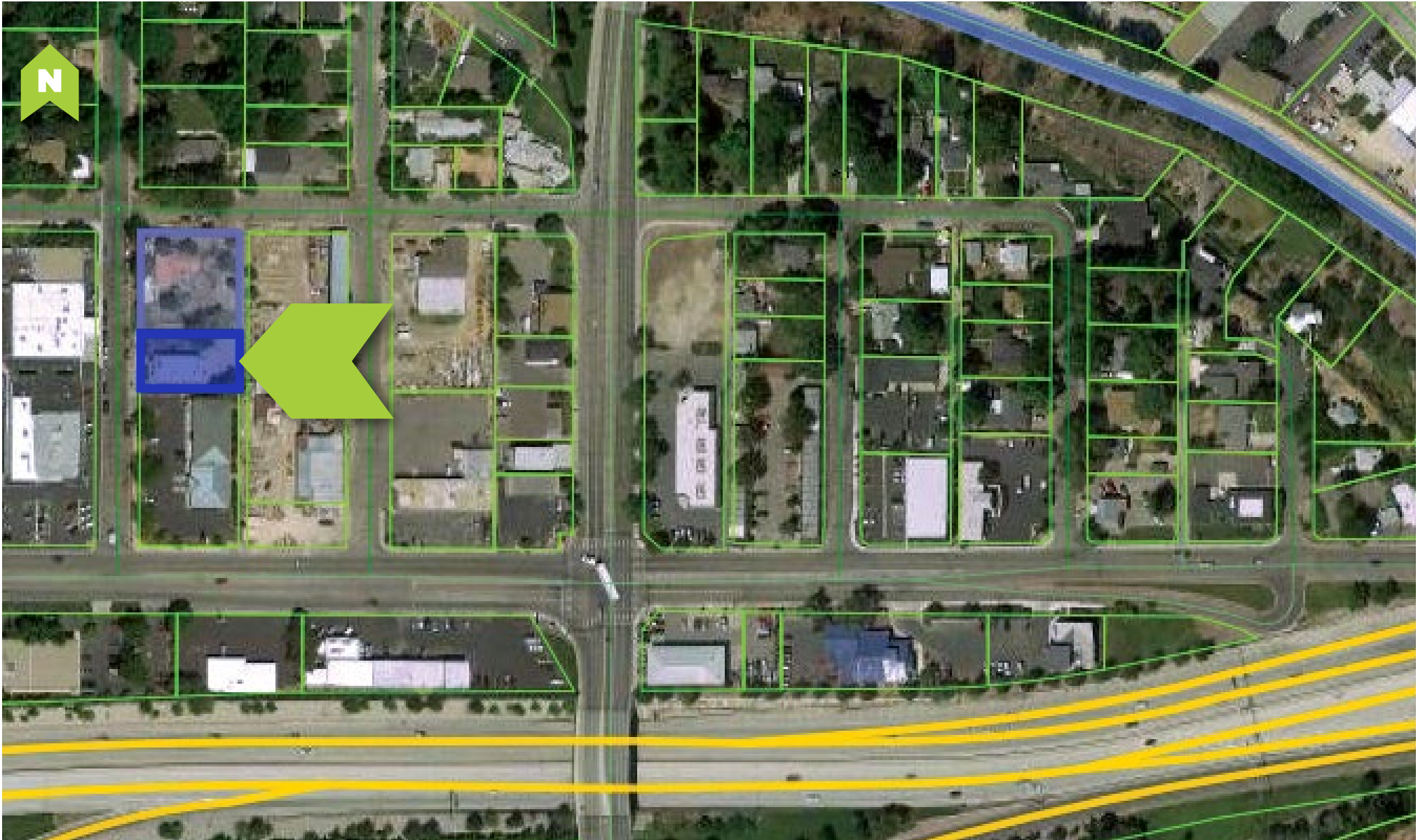
**FULL SAIL + BUILD IDAHO**  
REAL ESTATE  
KELLER WILLIAMS REALTY BOISE

**BRIAN RALLENS** 208.761.0924 | brian@rallensrealty.com



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**1650 N HILTON** Boise, ID



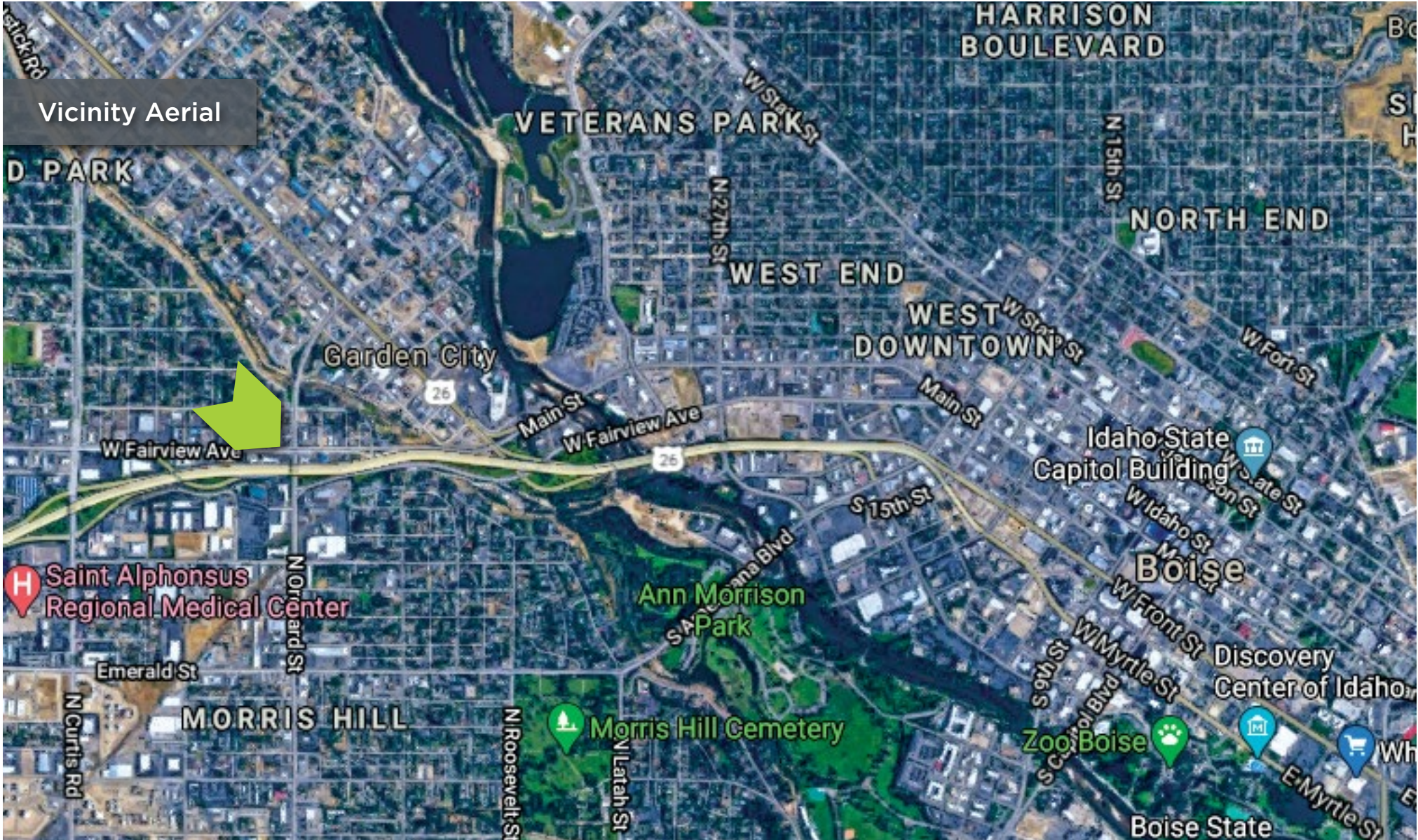
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