

**PRICE
REDUCTION**

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



CALL FOR OFFERS!

PROPERTY INFORMATION

PROPERTY TYPE	Commercial Investment/ Retail/Office
ZONING	C-2D
BUILDING SIZE	4,960 SF
PAD SIZE	±.231
PRICE	\$749,000
TRAFFIC COUNTS	Intersection of Fairview East of Curtis: 22,615 VPD (3/21/2018)

HIGHLIGHTS

- Ideal commercial investment property
- 9.27% Cap Rate on market rent of \$5,800/mo NNN (\$16/SF NNN upstairs & \$12/SF NNN downstairs)
- 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.
- **SEE FOLLOWING PAGES FOR CALL FOR OFFERS TERMS**

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.

FOR SALE



BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

JP SACTH
208.283.0193 | jp@rallensrealty.com

rallensrealty.com

T H E D E T A I L S

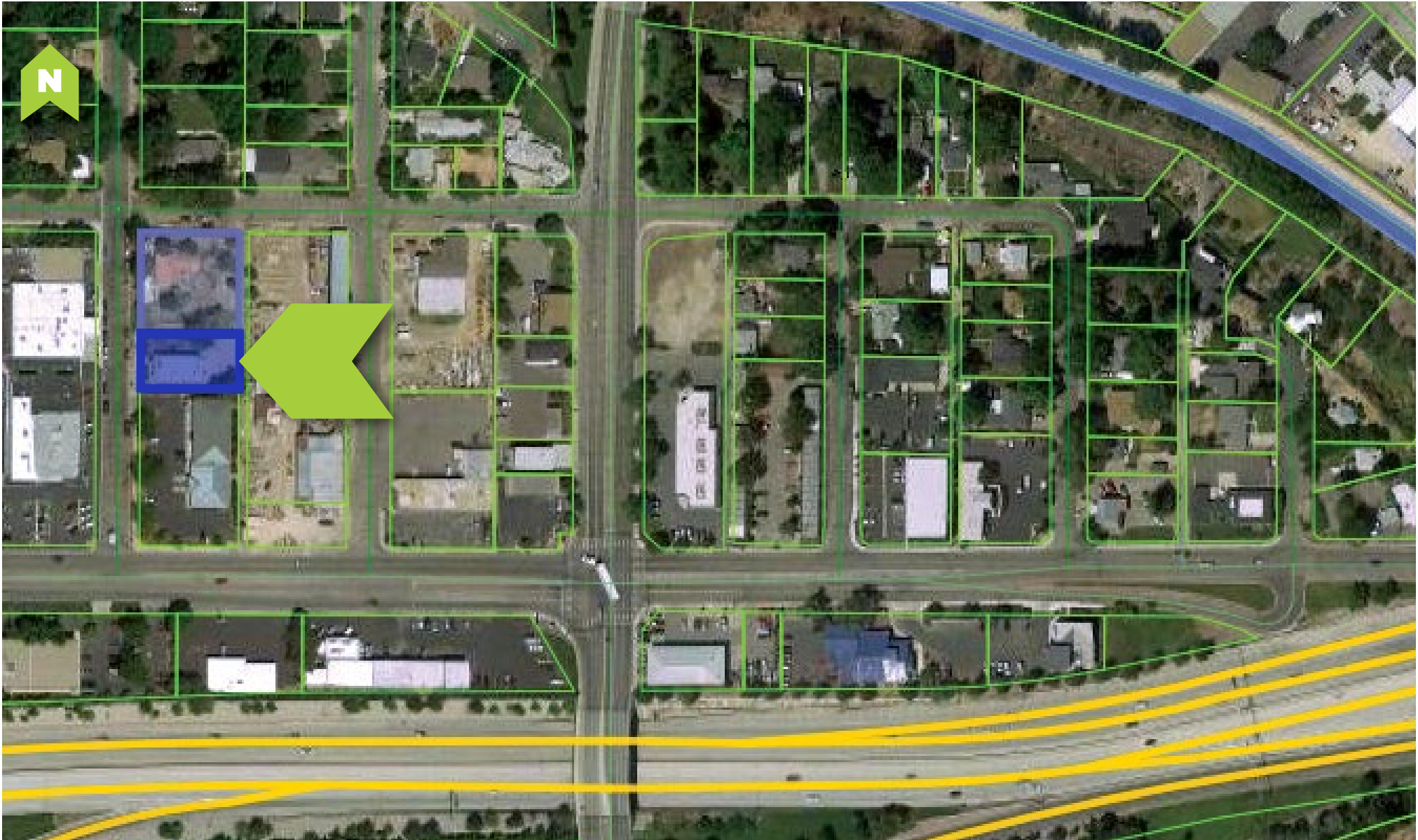
Call For Offer Terms

- All offers are due on or before **July 15, 2020.**
- If an acceptable offer is received in advance of the date, Seller has the right to accept the offer.
- Seller will review all offers received, and reserves the right to accept, reject, or negotiate any offer.
- Seller will consider all terms.
- **Submit all offers!**
- Seller would like to **close within 30 days of accepted offer.**
- Title Company to be **First American Title Company, Tami DeJournett Escrow Officer.**

Call For Offers

- **BEST AND FINAL:**
Seller reserves the right to issue a “best and final” round of offers to the top bidders should there be tight competition between offers. This notification, if needed, will be done in writing to all bidders with clear terms of submittal.
- **FOR ANY QUESTIONS OR CONCERNS: please contact Brian Rallens or JP Sacht.**
- **OPEN HOUSES TO BE HELD:**
Friday, June 19th, 1pm – 3pm
Wednesday, June 24th, 9am – 11am
Wednesday, July 8th, 9am – 11am
All other showings can be conducted by commercial lockbox with advance notice.

1650 N HILTON Boise, ID



BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

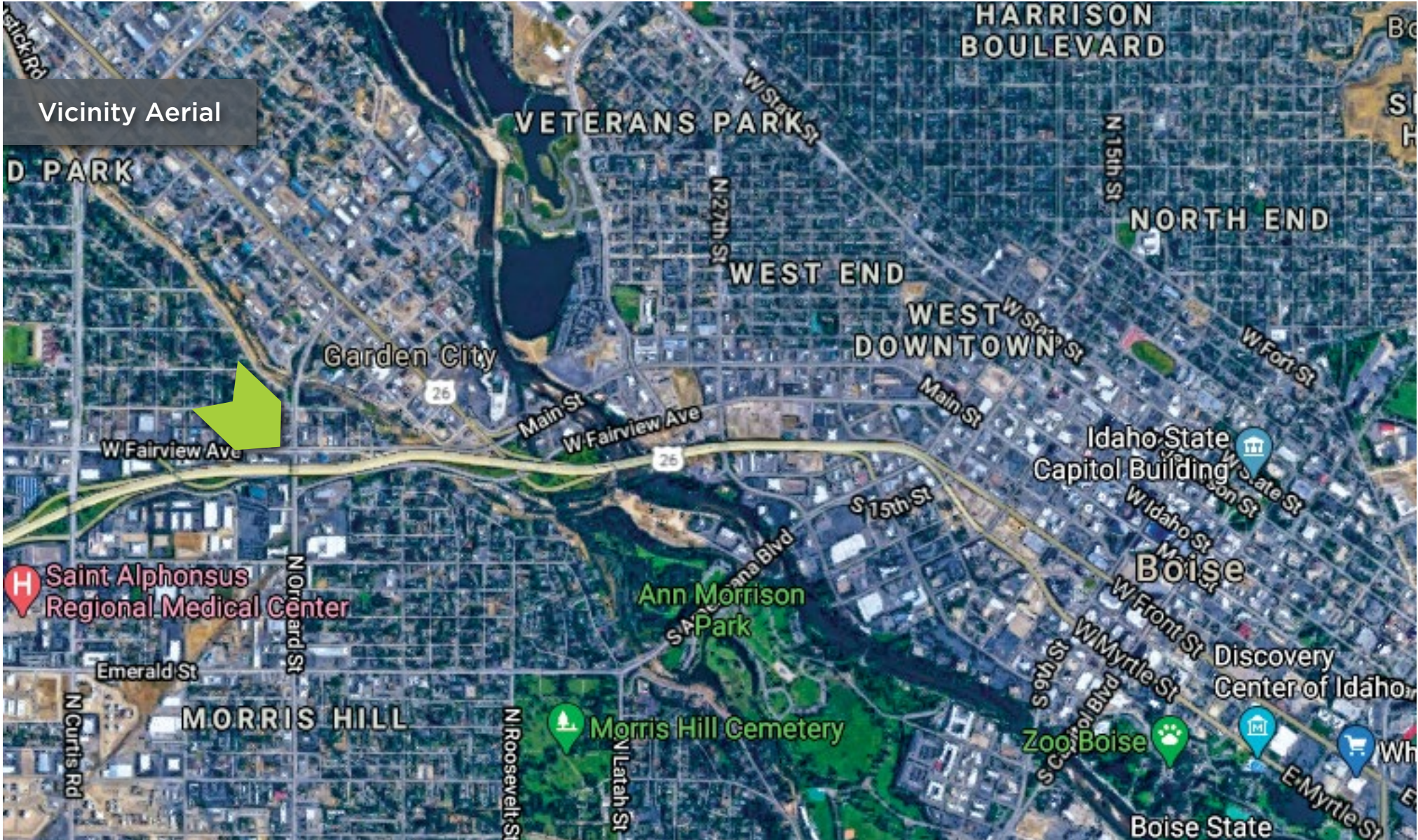
JP SACHT

208.283.0193 | jp@rallensrealty.com

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.

rallensrealty.com

1650 N HILTON Boise, ID



BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

JP SACTH

208.283.0193 | jp@rallensrealty.com

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.

rallensrealty.com

1650 N HILTON Boise, ID



BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

JP SACTH

208.283.0193 | jp@rallensrealty.com

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.

rallensrealty.com

1650 N HILTON Boise, ID



BRIAN RALLENS

208.761.0924 | brian@rallensrealty.com

JP SACTH

208.283.0193 | jp@rallensrealty.com

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.

rallensrealty.com

1650 N HILTON Boise, ID



BRIAN RALLENS
208.761.0924 | brian@rallensrealty.com

JP SACHT
208.283.0193 | jp@rallensrealty.com

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.

rallensrealty.com