



Sale Summary

100% LEASED HEALTHCARE BUILDING

7149-7153 W EMERALD ST | BOISE, ID 83607

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OVERVIEW



Profile

Property Type:	Office — Investment
Zoning:	L-OD
Building Size:	7,144 SF
Land Size:	0.689 Acres - 4 Parcels
Parking:	6.5 / 1,000
Cap Rate:	7.0%
NOI:	\$78,346
Asking Price:	\$1,119,230

Highlights

- » Great investment property with healthcare tenants
- » Property consists of 4 separate parcels
- » 5 year lease term
- » Central location close to a multitude of desirable amenities
- » Please do not disturb tenants



LOCATION



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