

**FOR SALE
OR LEASE**

7911 W USTICK ROAD
USTICK NEAR MILWAUKEE | BOISE, ID



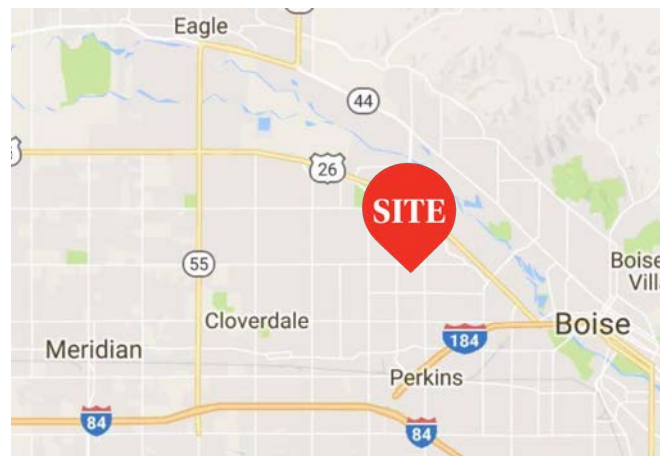
PROPERTY INFORMATION

Property Type:	Office
Building Size:	5,828 SF
Land Size:	0.48 Acres
Parking:	Ample free on-site
Zoning:	L-OD
Lease Rate:	\$16.50 FSEJ
Sale Price:	\$595,000 \$102.09 PSF



HIGHLIGHTS

- » Ideal owner-user opportunity
- » High quality building in central location
- » Ground floor is currently state-of-the art dental lab
- » Easily converted to multi-tenant office
- » Priced 50% below replacement cost

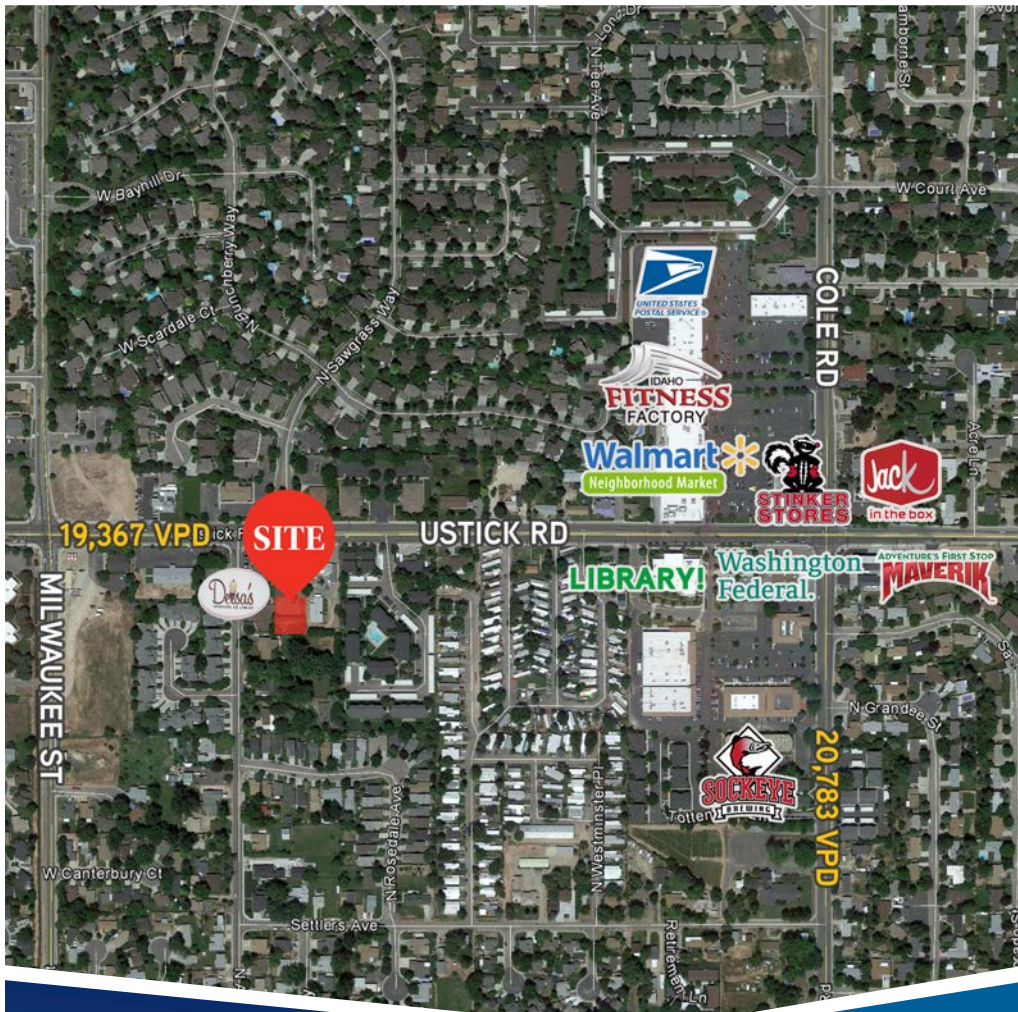


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