

**FOR
SALE**

LOGAN MEDICAL PLAZA

211 E. LOGAN ST. | CALDWELL, ID

**PRICE
REDUCED!**



PROPERTY INFORMATION

Property Type:	Office
Building Size:	21,836 SF
Net Rentable Area:	20,357 SF
Land Size:	±0.675 Acres
Parking:	55 Spaces on-site
Zoning:	C-1
Price:	\$1,500,000

HIGHLIGHTS

- » Excellent location near Downtown Caldwell and across from the West Valley Medical Center
- » Great opportunity for owner-user or investor
- » Finished newer medical office building
- » Priced below half of replacement cost
- » Current occupancy at 31.4%

Demographics	1 Mile	3 Miles	5 Miles
Population	10,459	40,491	68,792
Proj. Growth 2017-22	2.3%	2.2%	2.2%
Average Income	\$45,104	\$48,036	\$52,868

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INTERNATIONAL

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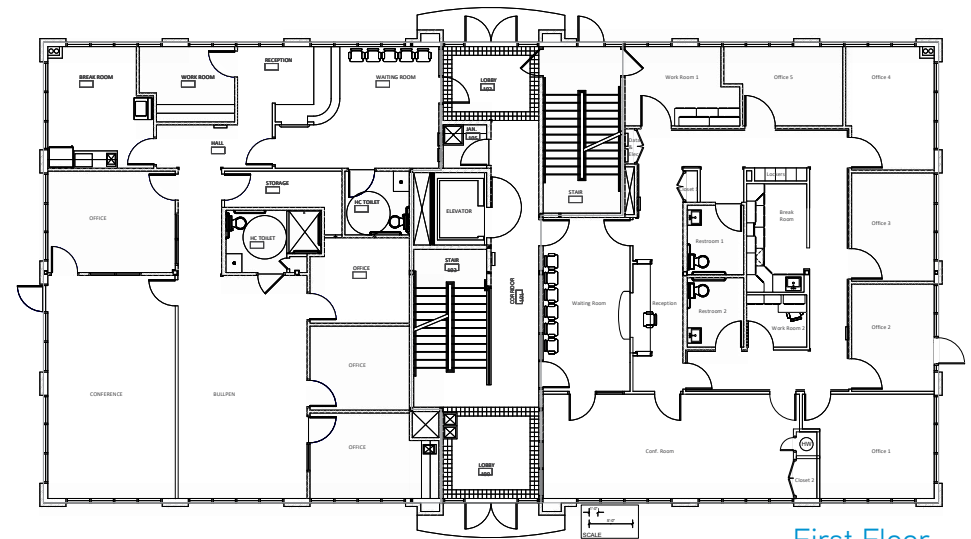
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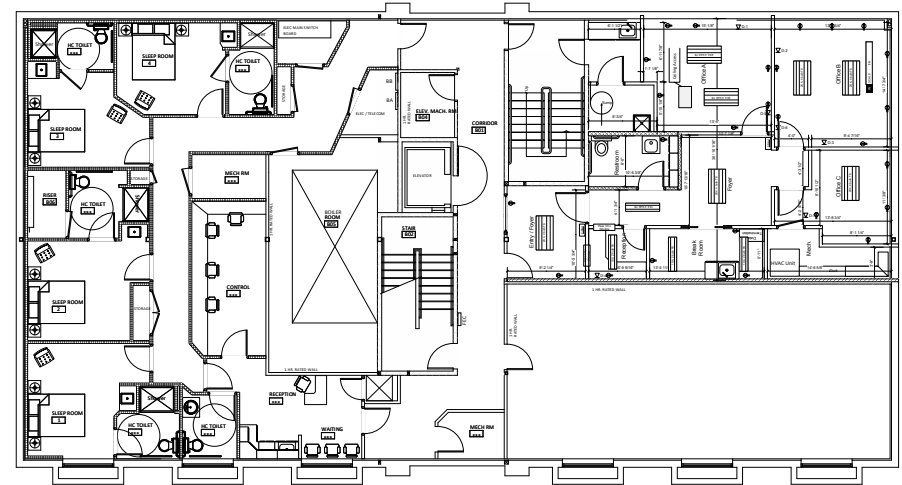
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First Floor



Basement



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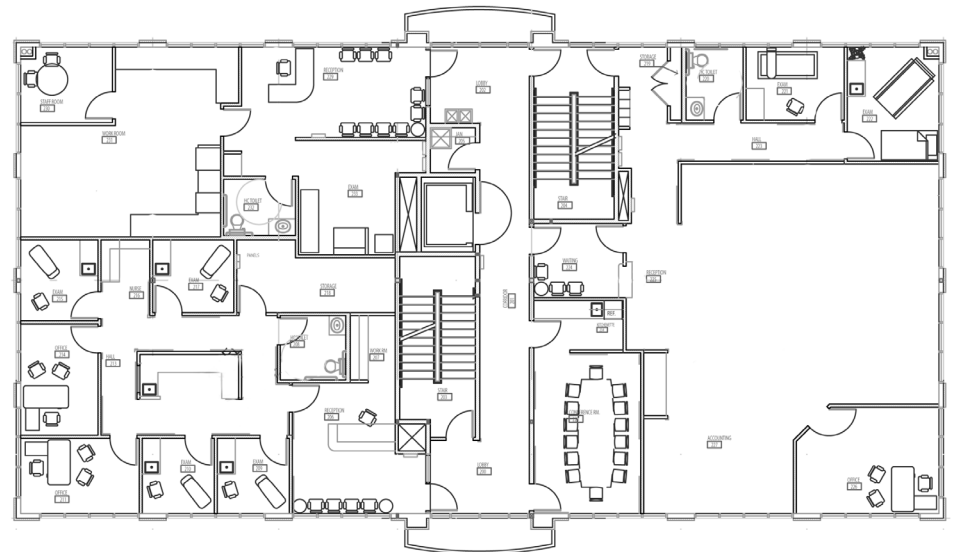
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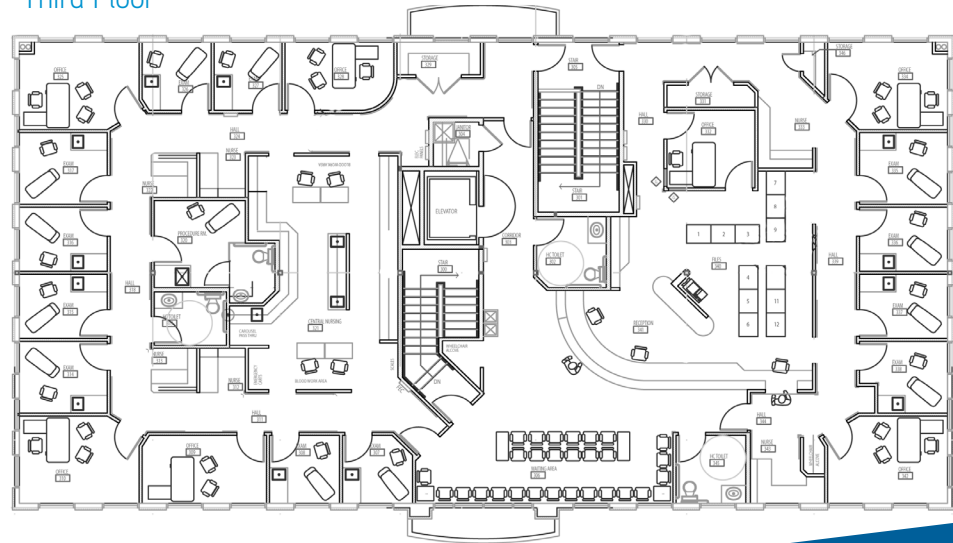
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Second Floor



Third Floor



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