

**FOR
SALE**

2300 S ORCHARD ST
ORCHARD & TARGEE | BOISE, ID

\$70,000
*Price
Reduction*



PROPERTY INFORMATION

Property Type:	Office
Building Size:	5,152 SF
Land Size:	0.40 Acres
Parking:	36 free on-site spaces(shared)
Sale Price:	\$595,000

SPACE FOR LEASE

Suite	Size	Rate
A	1,614 SF	Can be occupied or leased

HIGHLIGHTS

- » Ideal for owner-user or investor
- » Priced well below replacement cost
- » Well located with on-site parking and excellent street visibility (±26,095 vpd)
- » Upgraded 1,614 SF suite ready to occupy or lease
- » \$21,180 annual rent from existing co-tenants
- » Assumable SBA financing at 4.6% interest for qualified buyer

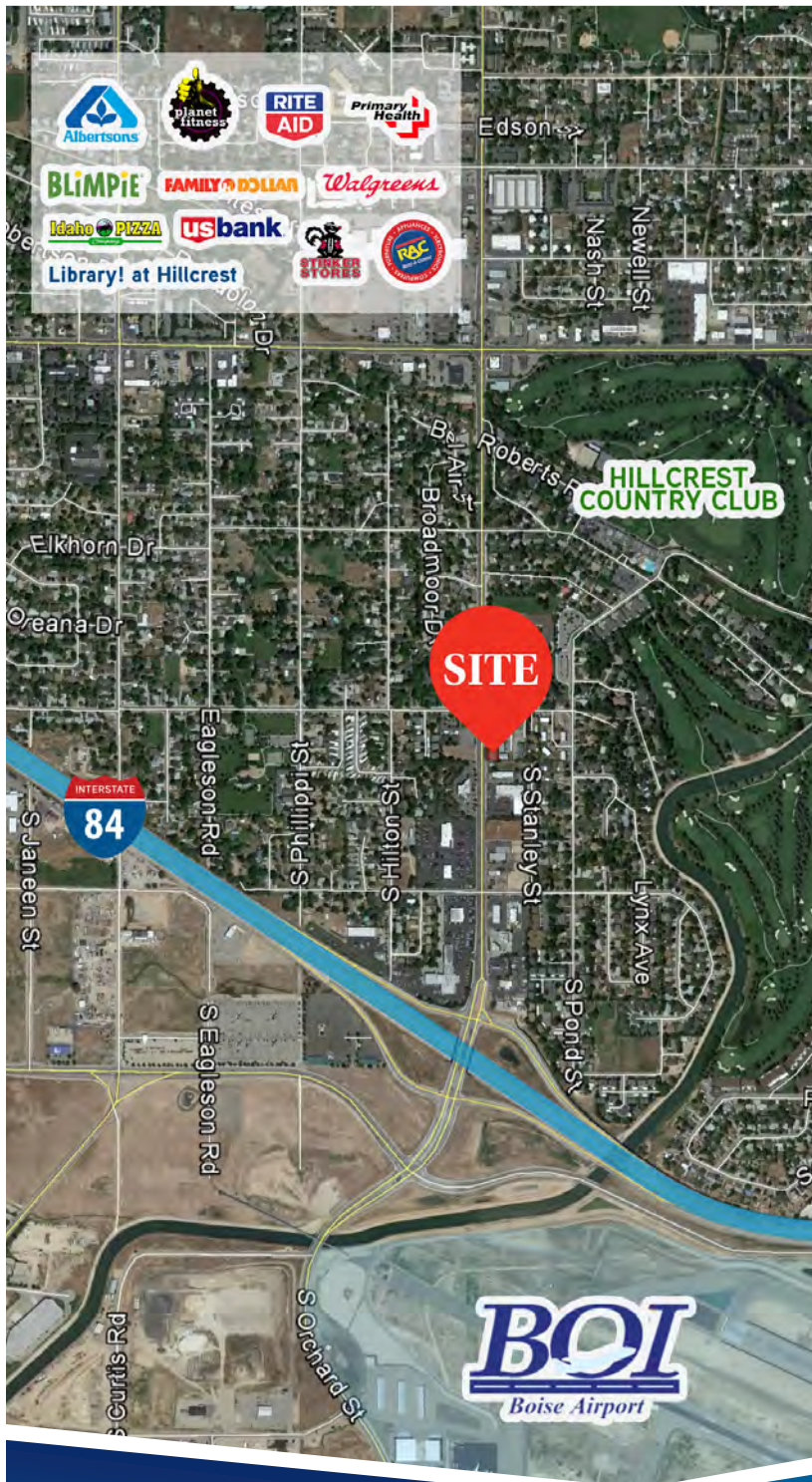
Demographics	1 Mile	3 Miles	5 Miles
Population	10,425	72,592	197,318
Avg. Income	\$58,110	\$55,370	\$71,819
Avg. Home Value	\$203,142	\$189,036	\$214,273

Colliers
INTERNATIONAL

STEVE WINGER
208 489 6172
steve.winger@colliers.com

**FOR
SALE**

2300 S ORCHARD ST
ORCHARD & TARGEE | BOISE, ID



STEVE WINGER
208 489 6172
steve.winger@colliers.com