

**FOR
SALE**

9TH & EVERETT BUILDING

524 SOUTH 9TH AVENUE | CALDWELL, ID



PROPERTY INFORMATION

Building Size:	6,016 SF
Land Size:	0.411 Acres
Occupancy:	100% Leased
Parking:	21 Spaces
CAP Rate:	7.0%
Sale Price:	\$890,000

HIGHLIGHTS

- » Off 10th Avenue with direct access to I-84
- » Class A office space near Canyon County Courthouse
- » 100% Occupancy
- » Quality finishes in a top-tier building built in 2007
- » Downtown Caldwell location has many desirable amenities within walking distance including restaurants, entertainment, retail, breweries, public administration offices, Treasure Valley Community College and more
- » Only a few blocks to the new Indian Creek Plaza and central to Caldwell's downtown revitalization and redevelopment

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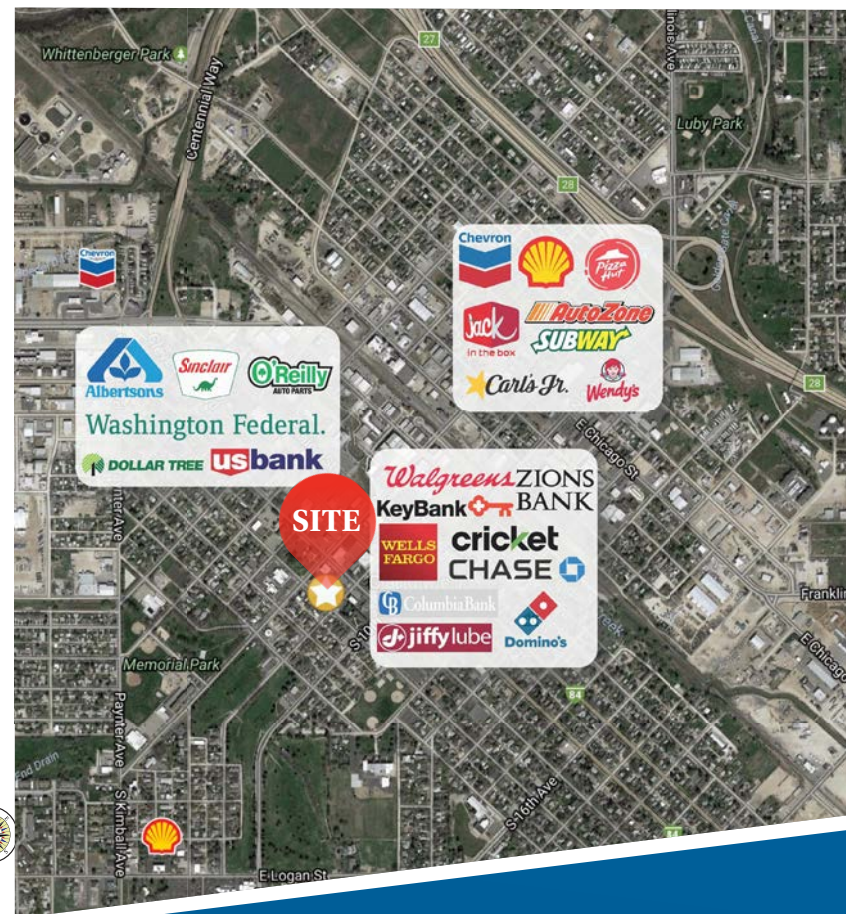
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