

**FOR SALE
OR LEASE**

6348 WEST EMERALD STREET

EMERALD & LIBERTY | BOISE, ID

**INCOME
PRODUCING
TENANT IN
PLACE**



PROPERTY INFORMATION

Property Type:	Medical office
Building Size:	7,664 SF
Land Size:	1.15 Acres
Parking:	9:1,000 (71 spaces)
Lease Rate:	\$17.50 PSF NNN
Asking Price:	\$1,650,000 \$216.29 PSF

HIGHLIGHTS

- » Desirable medical office location just to south of Saint Alphonsus Regional Medical Center
- » Rare oversized lot with 9:1,000 parking ratio (71 spaces)
- » Ideal for a variety of medical uses including those with high patient volumes and need for visibility
- » Highly visible on Emerald Road 15,873 vpd
- » Income producing tenant in place until March 31, 2019

Demographics	1 Mile	3 Miles	5 Miles
Population	13,729	106,521	226,769
Households	5,910	46,538	96,488
Avg. Income	\$46,935	\$60,484	\$72,502

Colliers
INTERNATIONAL

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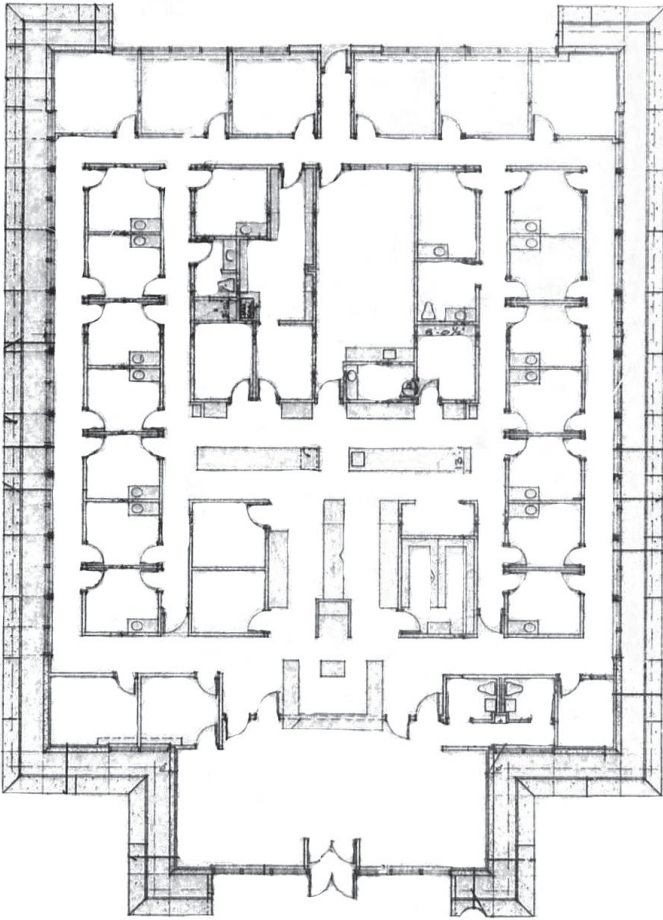
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