

**\$1,500,000**



## **Historic Office Building in the Heart of Downtown Boise**

**4,794 SF | Private Parking Lot or Future Developable Lot | MX-1**

**704 & 710 W Franklin Road Boise, ID 83702**

**Rocky Mountain**  
Real Estate Services, LLC



## PROPERTY SUMMARY

Purchase Price:	\$1,500,000
<i>Price includes extra lot valued at \$432,000</i>	
Gross Building SF:	4,794 SF + 336 SF Basement
# of Floors:	2 (Plus Basement)
Building Lot Size:	0.14 Acres
Parking Lot Size:	0.14 Acres
Parking Spaces:	16 Stalls + Street Parking
Year Built & Remodeled:	1900 & 1975

## LEASE DETAILS

### North By Northwest

2025 Rent:	\$71,424.00
Lease Expiration:	02-2027
Lease Type:	Modified Gross
Annual Escalations:	2.00%

*Landlord may be able to terminate lease with as little as 6 months' notice.*

*Tenant may also consider a long-term renewal.*

### Land Trust of the Treasure Valley

2025 Rent:	\$15,600.00
Lease Expiration:	Month to Month
Lease Type:	Modified Gross

<b>Total Rent:</b>	<b>\$86,700.00</b>
<b>Estimated Expenses:</b>	<b>\$24,704.00</b>
<b>Net Operating Income:</b>	<b>\$61,996.00</b>





### PROPERTY HIGHLIGHTS

- **2 Lots**– Could be used for private parking or future development
- **100% Leased** with flexible lease terms
- Ideal for **Owner User, Investment, or a Residential Conversion.**
- **Walking distance** to downtown core, restaurants, and the foothills
- **MX-1 Zoning** allows for a blend of residential, office, and limited commercial uses. [View Allowed Use Table](#)
- A part of the **Hays Historic District.** [Learn More](#)





## EXTERIOR BUILDING PHOTOS





## SUITE 710 1ST FLOOR





## SUITE 710 2ND FLOOR









