

Historic Office Building in the Heart of Downtown Boise

4,794 SF | Private Parking Lot or Future Developable Lot

MX-1

Rocky/\\
Mountain
Real Estate Services, LLC

704 & 710 W Franklin Road Boise, ID 83702

PROPERTY SUMMARY

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Purchase Price: \$1,500,000

Price includes extra lot valued at \$432,000

Gross Building SF:

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

Total Rent: \$86,700.00

Estimated Expenses: \$24,704.00

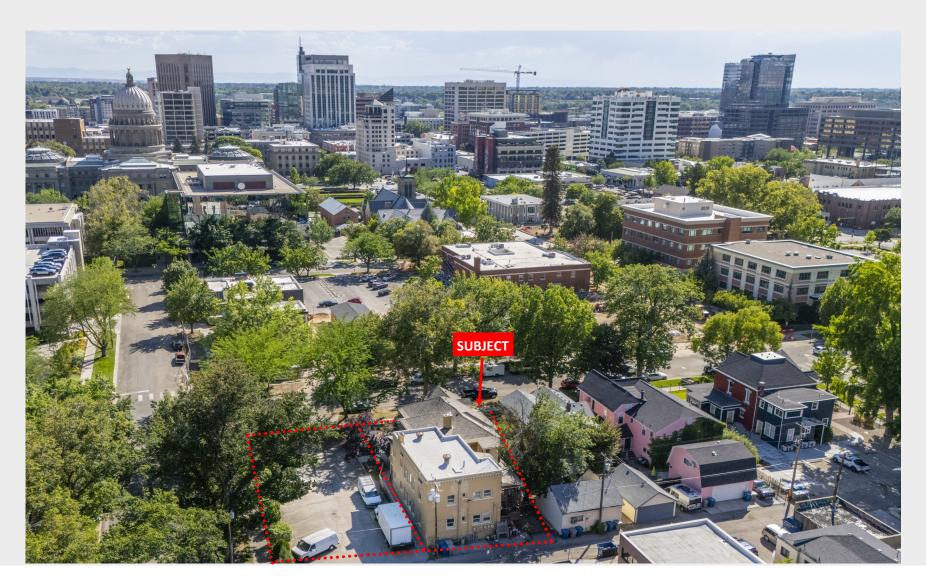
Net Operating Income: \$61,996.00





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. <u>View Allowed Use Table</u>
- A part of the **Hays Historic District.** <u>Learn More</u>



EXTERIOR BUILDING PHOTOS

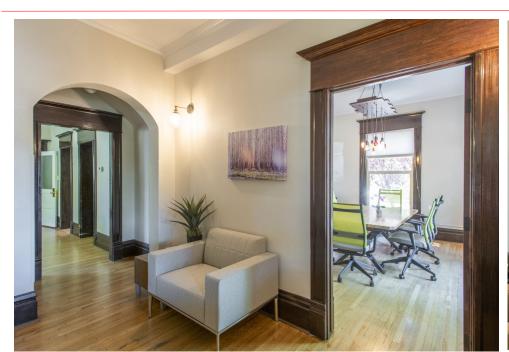






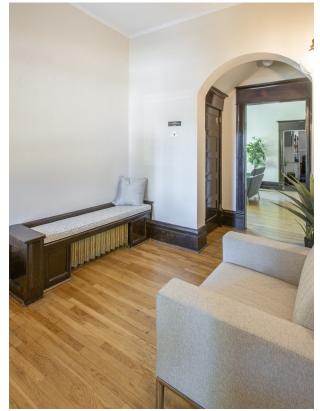


SUITE 710 1ST FLOOR









SUITE 710 2ND FLOOR









SUITE 708







