



Colliers

208 345 9000
colliers.com/idaho

For Sale

425 W Bannock St
Boise, ID 83702

Downtown development ground or existing
medical office & ambulatory surgery center

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Accelerating success.

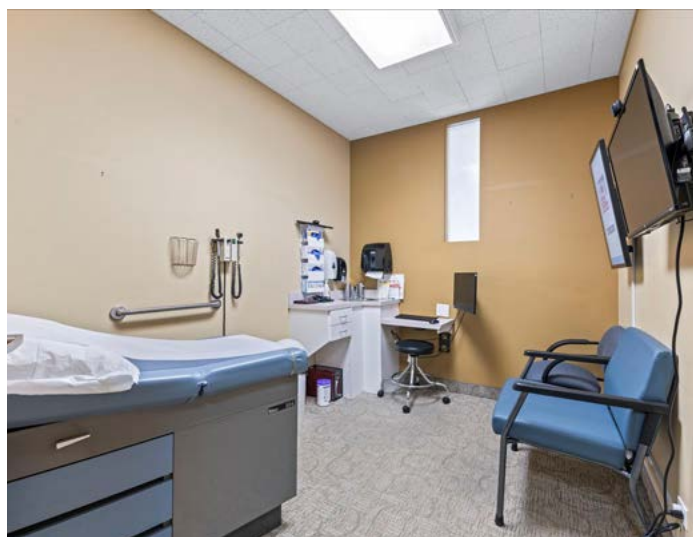
For Sale

Property Information

Property Type	Land/Medical Office
Building Size	13,124 SF
Land Size	.56 Acres (24,394 SF)
Parking	Surface parking (47 on-site 3.58 per 1,000)
Zoning	City of Boise Mixed-Use Zoning District
Sale Price	Call agent
Access	Call agent

Key Highlights

- This property offers a unique opportunity to own prime commercial real estate within the Central Business District of Boise, ID for redevelopment
- Property also could be sold as existing-medical office, and as an ambulatory surgery center to an owner-user or investor with tenant in-tow
- One level serves as a Medical office space (6,562 SF) and one level serves as an Ambulatory Surgery Center (6,562 SF) for a total of 13,124 SF
- The property is situated blocks from the Idaho State Capitol, St. Luke's Boise Medical Center (Idaho's largest hospital), Cecil Andrus Park, and Boise's Historic Basque Block and Cultural Center
- MX-5 Zoning (highest allowed Density). Click [here](#) for more information
- Future buyer will have immediate income generation at time of sale, as seller/occupant will lease back the 13,124 SF at a mutually agreeable rate and term length
- On-site parking generates +/- \$300/month for after-hour parking use
- NOI at time of sale: negotiable based on agreed sale price



Floorplans

Income Generating Day 1 of Ownership!:

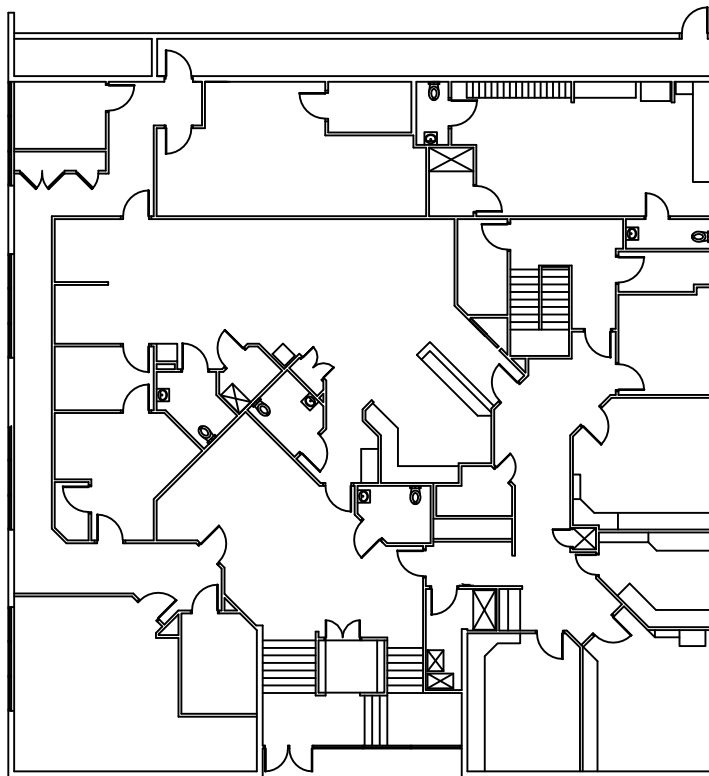
Current occupant/seller to lease back the first floor and basement, allowing a future owner income generation day 1 of ownership!

Lease rate and term is negotiable based on agreed sale price.

Basement Floor

Primary Use Ambulatory Surgery Center

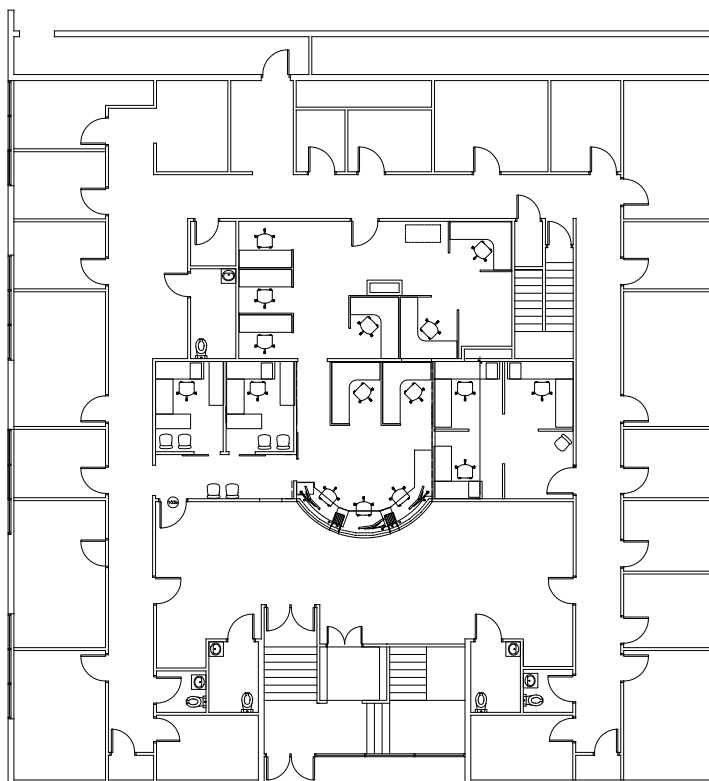
Floor Space 6,562 SF



First Floor

Primary Use Medical Office Space

Floor Space 6,562 SF



425 W Bannock St | For Sale

Property Gallery



Highlights - West



The Arthur

ZIONS BANK



Basque Block

City Hall



Site

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Highlights - North

Boise Foothills



State Capitol

Site

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Highlights - East



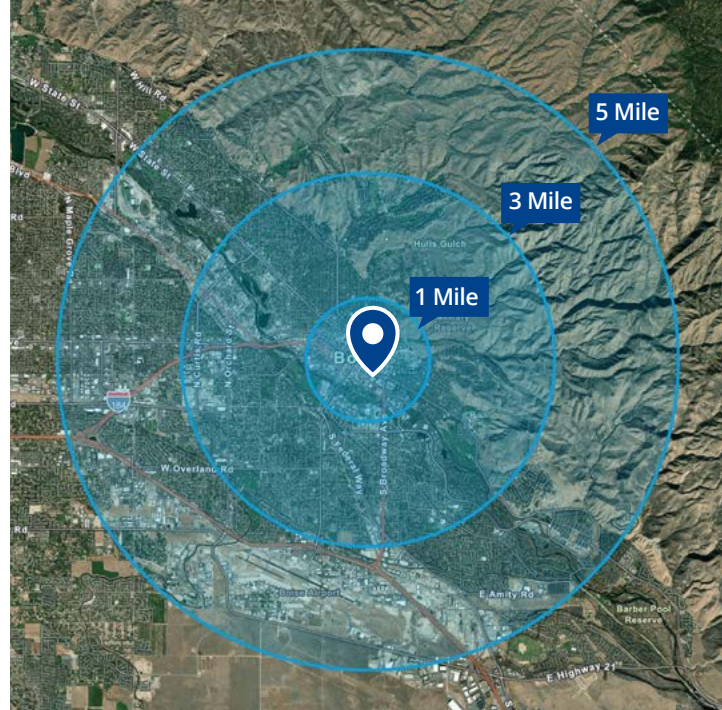
Fort Boise Park

Site

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Demographics

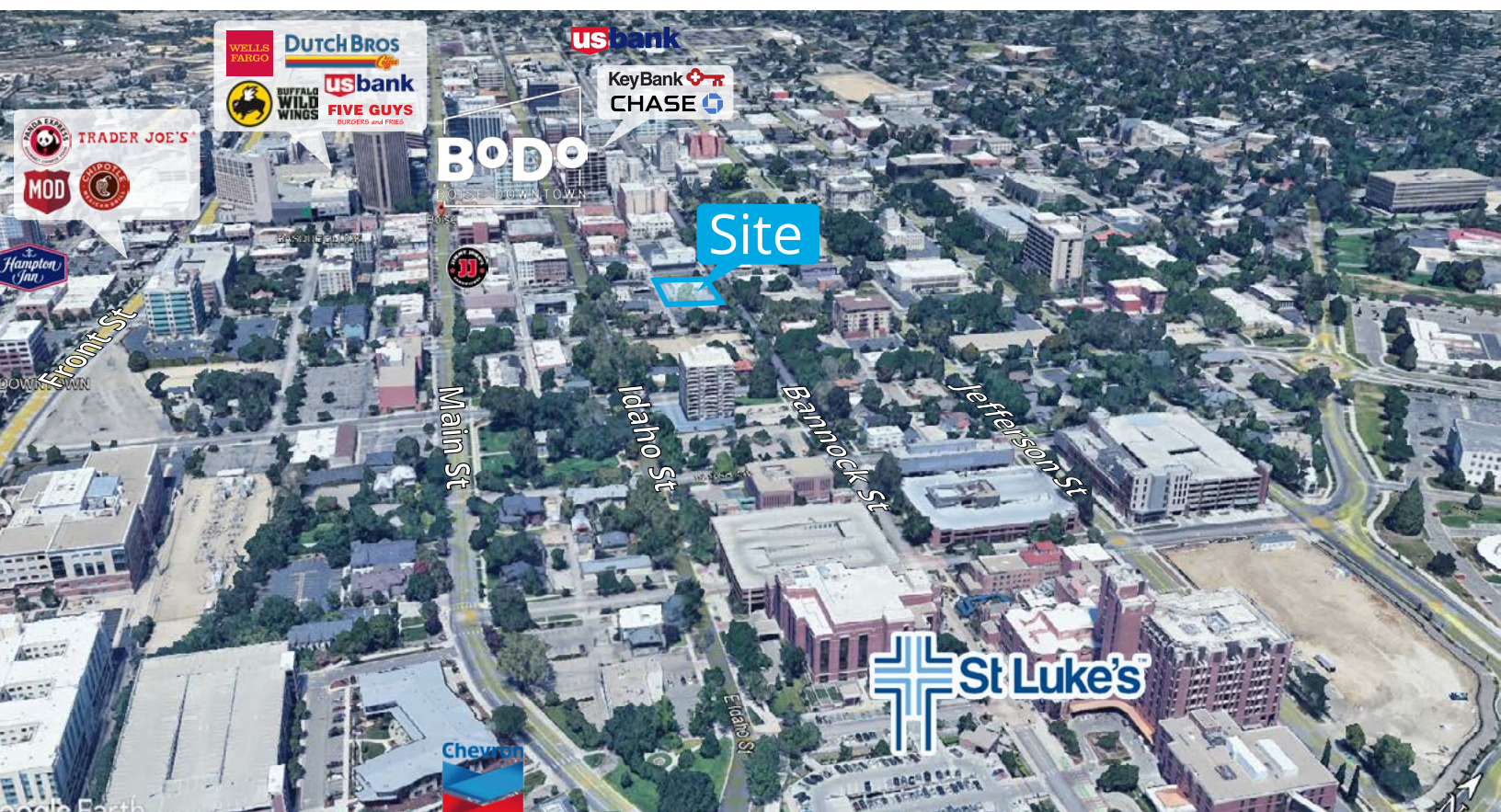
Demo	1 Miles	3 Miles	5 Miles
2024 Population	13,486	89,043	164,019
24-29 Projected population growth	12.5%	5.3%	5.5%
2024 Households	6,746	40,745	72,046
24-29 Projected household growth	16.8%	7.3%	6.8%
Avg. Income	\$97,482	\$110,161	\$110,959
Employment Rate 16+	97%	97%	97%



[Google Map](#)



[Street View](#)



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