



**For Sale**

**50 S. Broadway Avenue  
Boise, Idaho 83712**

**Highlights:**

- Rare stand-alone medical office with onsite parking across the street from St Luke’s Hospital. St. Luke’s is the largest hospital system in Idaho
- Neighbors include St. Luke’s Boise Medical Center, St. Luke’s Children’s Hospital, Idaho Elks Children’s Pavilion and many other medical groups, both affiliated and unaffiliated with St. Luke’s
- Building as new HVAC, exterior paint, windows, roof/gutter system and parking lot sealing/restriping
- Building has month to month medical office suite lease with St Al’s Treasure Valley Labs and separate Massage Suite with month to month lease
- Access to parking and site on S Broadway and E Warm Springs Avenue
- DO NOT bother owner or tenants. Please call Mike Peña with questions/showing instructions

**Contact us:**

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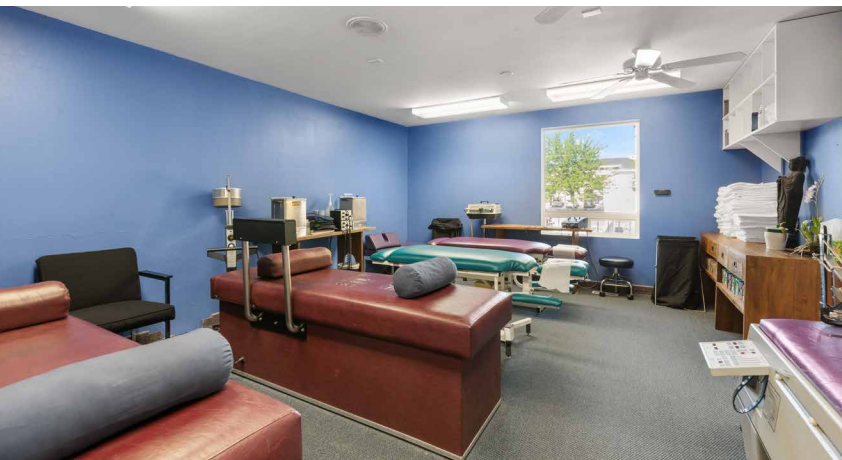
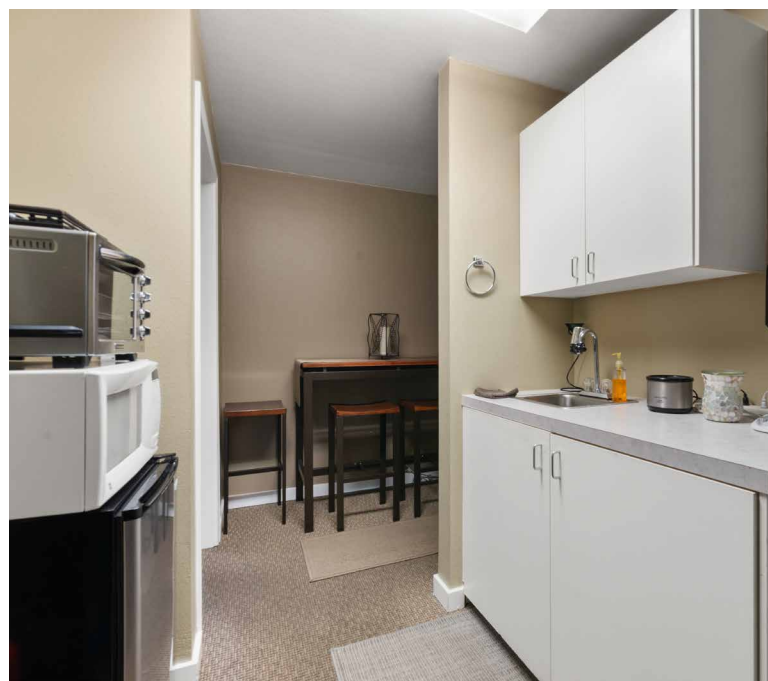
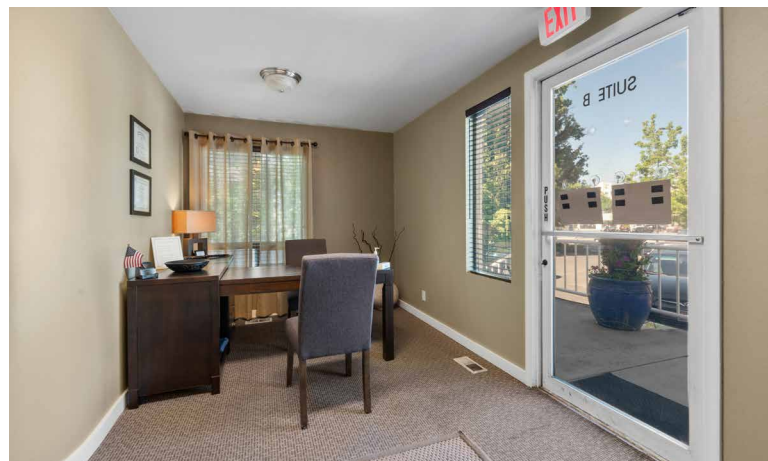
# For Sale

## Property Information

<b>Property Type</b>	Medical Office
<b>Building Size</b>	2,285 SF
<b>Land Size</b>	0.329 Acres
<b>Parking</b>	13
<b>Sale Price</b>	Contact Agent
<b>Access</b>	Contact Agent

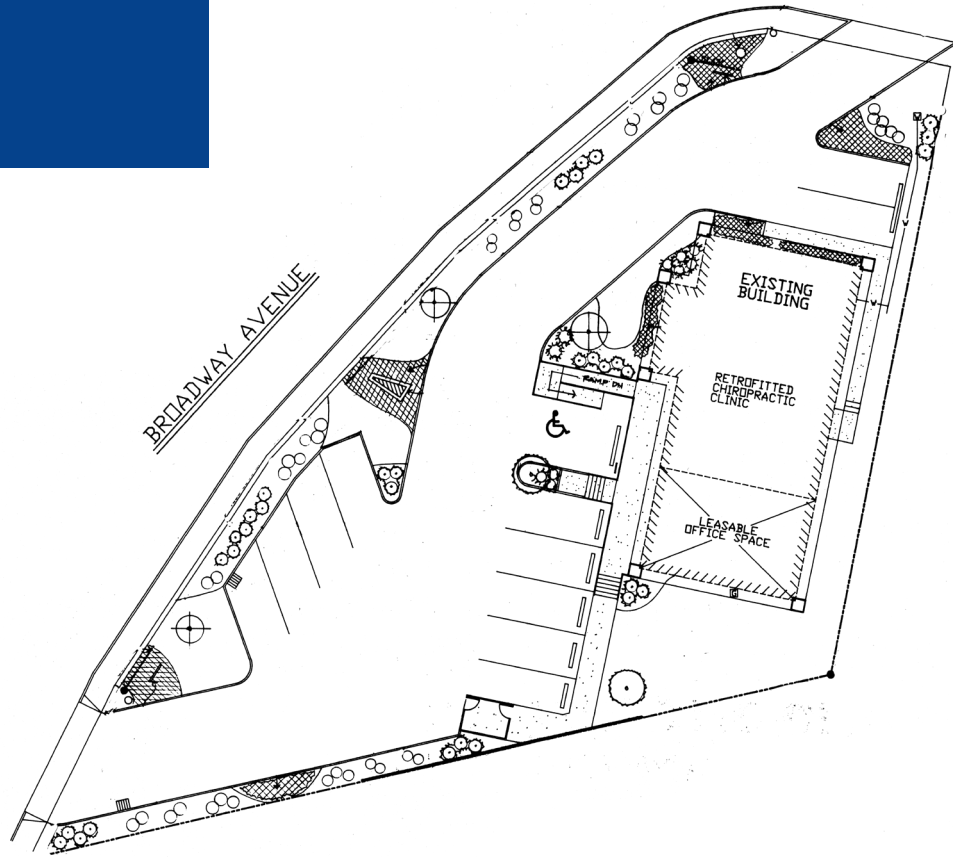
## Demographics

	1 Miles	3 Miles	5 Miles
Population	13,391	88,904	160,027
Households	5,935	40,728	70,199
Avg. HH Income	\$103,315	\$103,723	\$103,306

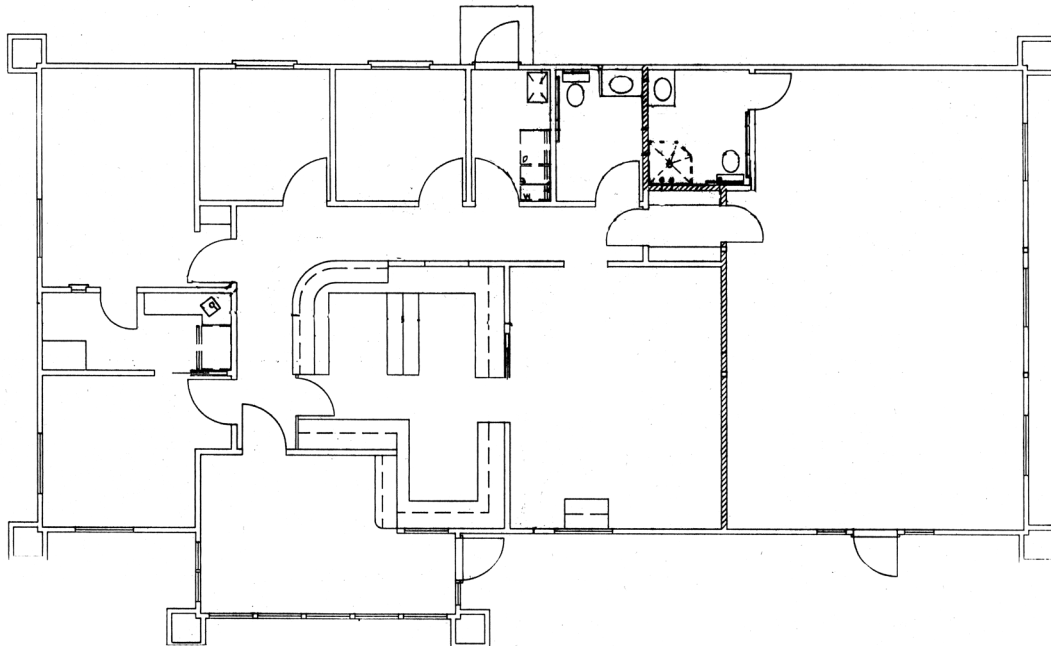


# Plans

## Site Plan



## Floor plan



# Location



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