

**FOR SALE**  
INVESTMENT OPPORTUNITY

**815 12th Avenue South**  
NAMPA, ID 83651

**STARK**  
**ACCELERATORS**  
COMMERCIAL REAL ESTATE

## FULLY LEASED 3,836± SF NAMPA DAYCARE FOR SALE



### PROPERTY HIGHLIGHTS

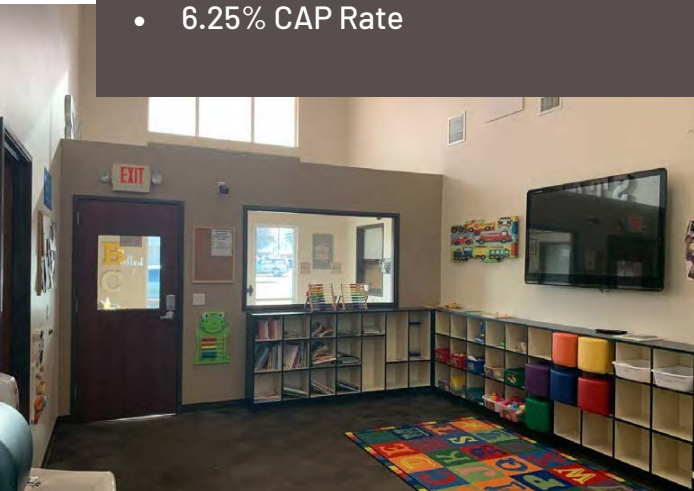
- Located on 12th Avenue South between 8th Street South and 9th Street South
- Proximate to Retail—Albertsons, Walgreens, Boba Stop, Papa Johns and more
- Traffic Count of 24,000 Vehicles per day
- Commercial Zoning
- 6.25% CAP Rate

### PROPERTY DESCRIPTION

- Standalone Turn-Key Daycare Center fully built out
- 2 Childcare Rooms, Infant Room, Nursery, Parent Room, Staff Room, 3 Restrooms, Utility Room, Kitchen, Check In Area, Open Area, Upstairs Office and Mech Room
- Built in 2015
- Owner to sign 3 year lease at \$4,000/Month

### OFFERING SUMMARY

<b>BUILDING SF</b>	<b>ACRES</b>
3,078± SF	.16± Acres
<b>SALE PRICE</b>	<b>PARCEL</b>
\$768,000	15573000 0
<b>ZONING</b>	<b>SHOWING</b>
Commercial	Contact Agent



**TYLER MOYER**

Cell: **208-891-7015**

**JOHN OLSEN**

Cell: **208-870-0405**

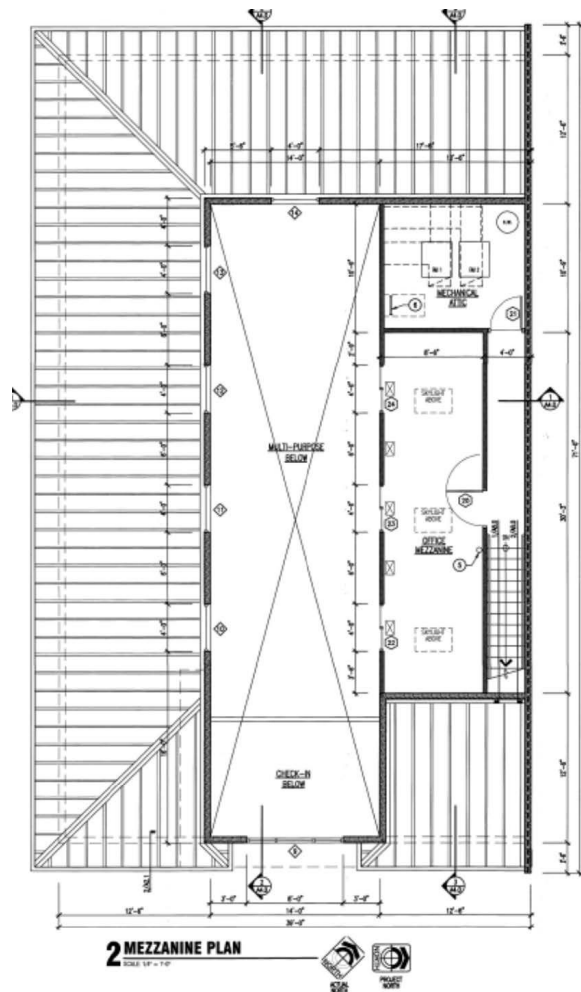
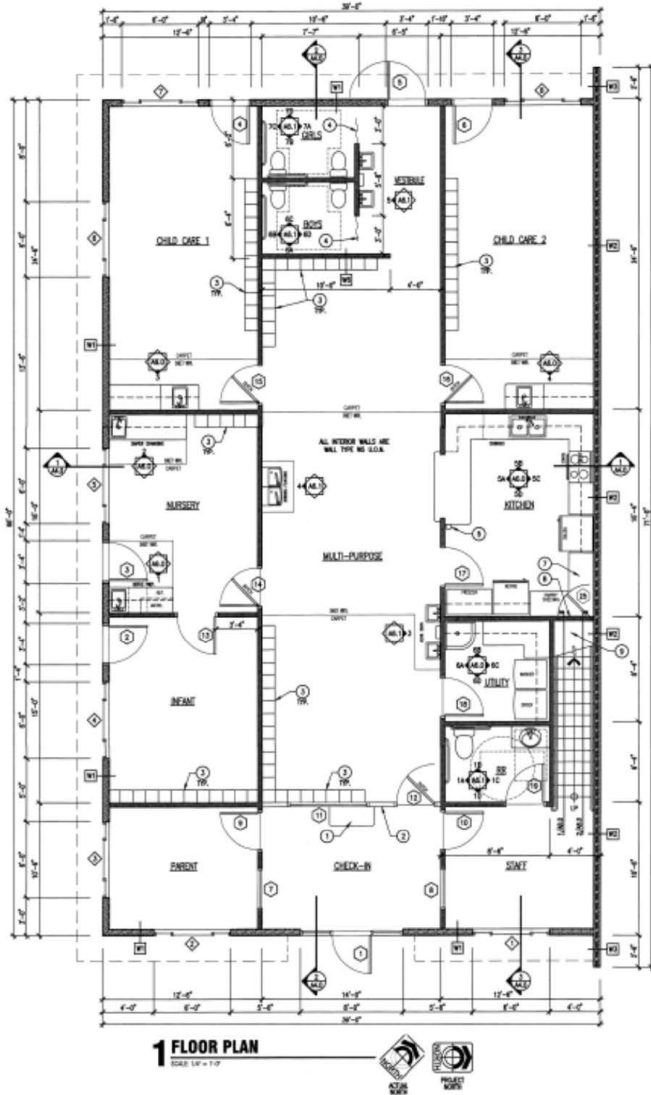
**KEN STARK**

Office: **208-722-2400**

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[WWW.STARK.REALESTATE](http://WWW.STARK.REALESTATE)

3100 Lakeharbor Lane #166, Boise, ID 83703

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