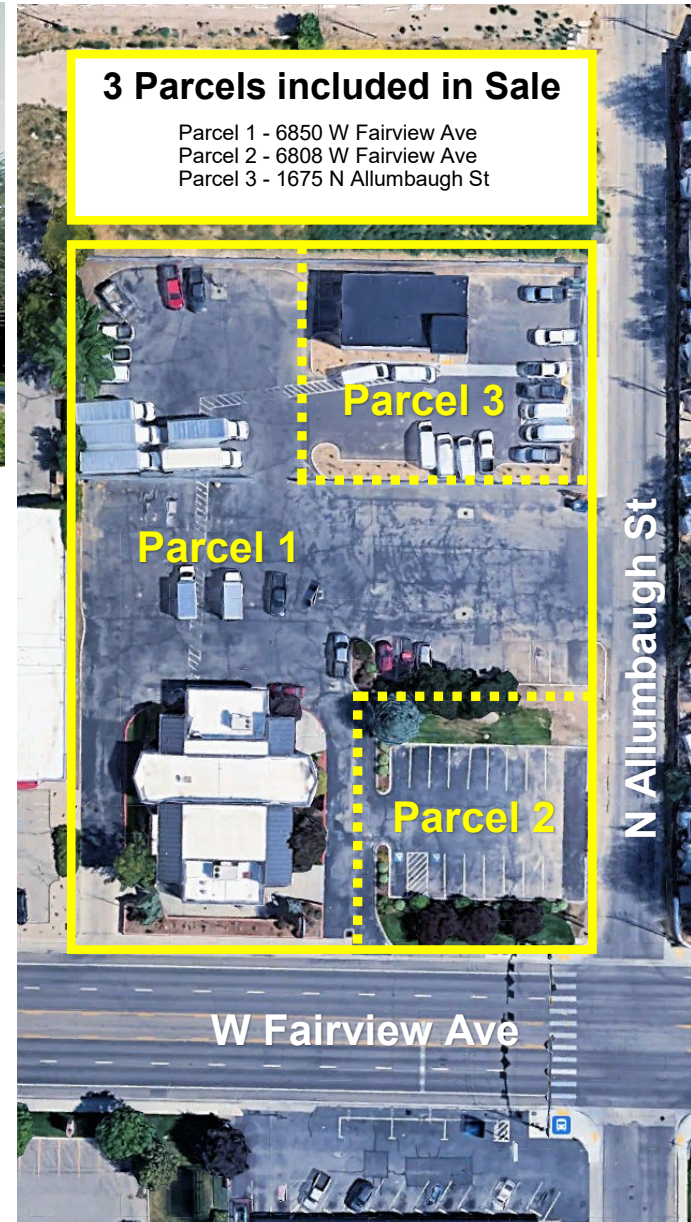


COMMERCIAL INVESTMENT WITH NATIONAL TENANT

High Traffic Corner Location of West Fairview Avenue and North Allumbaugh Street - Boise, Idaho



 **NATIONAL ANCHOR TENANT:**
Enterprise Rent A Car Company



3 Parcels included in Sale
Parcel 1 - 6850 W Fairview Ave
Parcel 2 - 6808 W Fairview Ave
Parcel 3 - 1675 N Allumbaugh St

SALE PRICE

\$3,590,000

6.50% Current Investment Return

PROPERTY INFORMATION

Total Buildings: **12,043 SF**

10,403 SF Office Bldg (6850 W Fairview)

1,640 SF Bay Wash Bldg (1685 N Allumbaugh)

Land Size: **+/-1.67 acres or +/-74,725 SF**

INVESTMENT INFORMATION

10% increases every five years from Enterprise, starting 11/1/27

Cap Rate: 6.5%

Net Income: \$233,298

**Full Proforma Available
with Signed Non-disclosure**

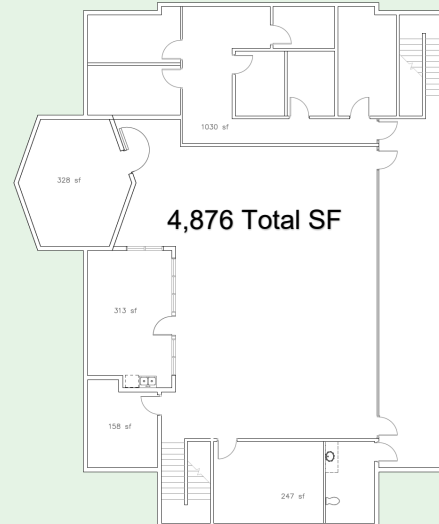
COMMENTS

- Remodeled, former Banner Bank building
- New 1,640 SF rental car wash bay building
- Three (3) separate tax lots with multiple curb cuts
- Ample parking
- Open lobby with vaulted high ceilings and natural light
- Lease space available in lower level

LOWER LEVEL OFFICE FOR LEASE

Available: 4,876 SF Office at \$8 PSF NNN

1-year Rent Guarantee



**ARTHUR BERRY
& COMPANY**

250 W Bobwhite Court, Suite 230, Boise, Idaho 83706 208-336-8000 www.arthurberry.com

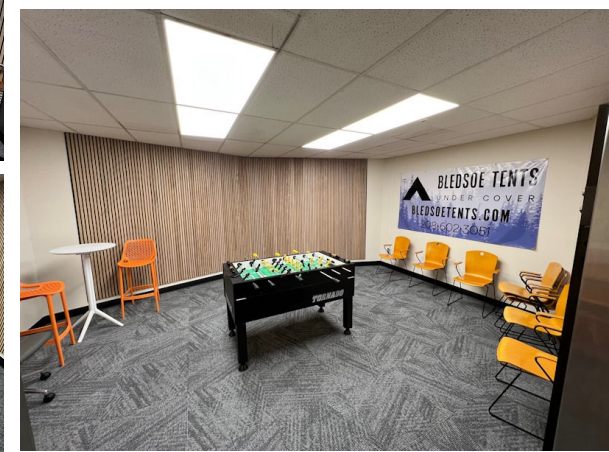
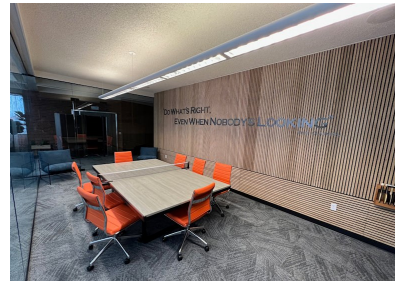
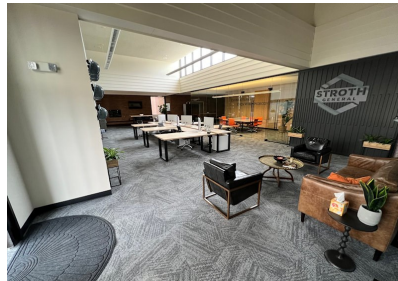
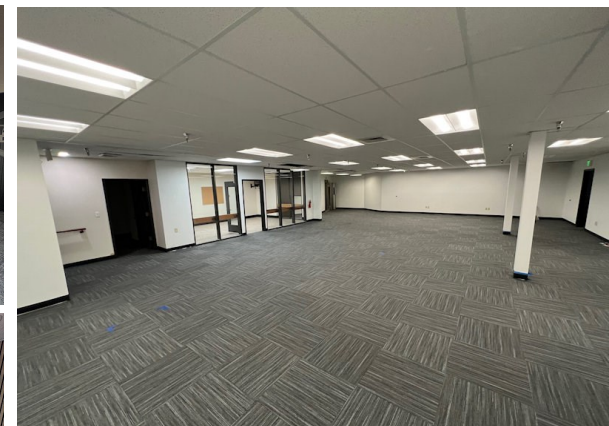
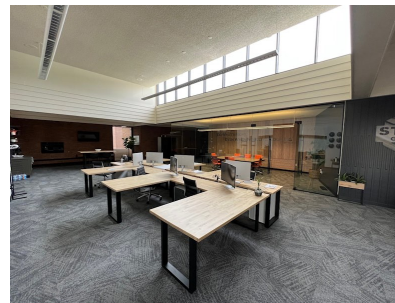
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208-871-1502
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File 5075 / 20231115



COMMERCIAL INVESTMENT WITH NATIONAL TENANT

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High Traffic Corner Location of West Fairview Avenue and North Allumbaugh Street - Boise, Idaho

Site Location Map

