



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 has 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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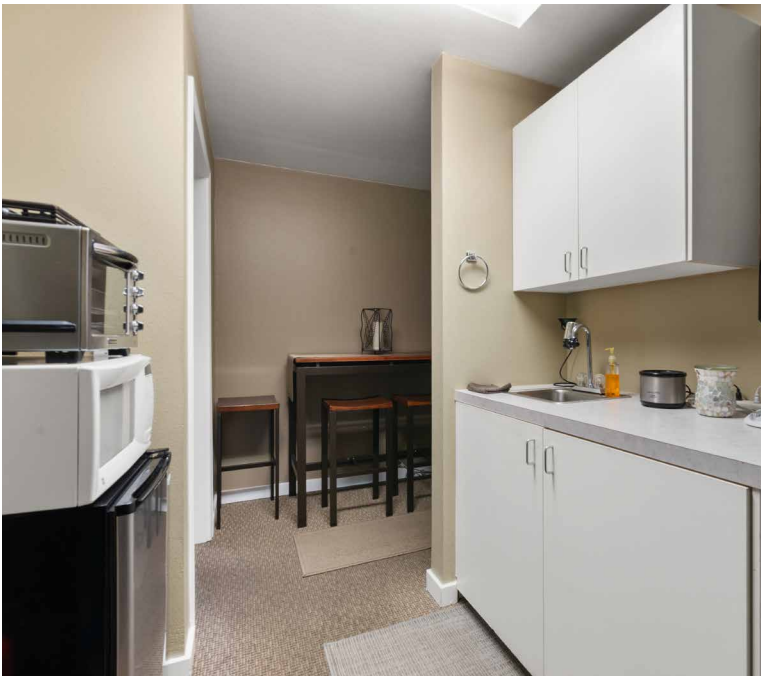
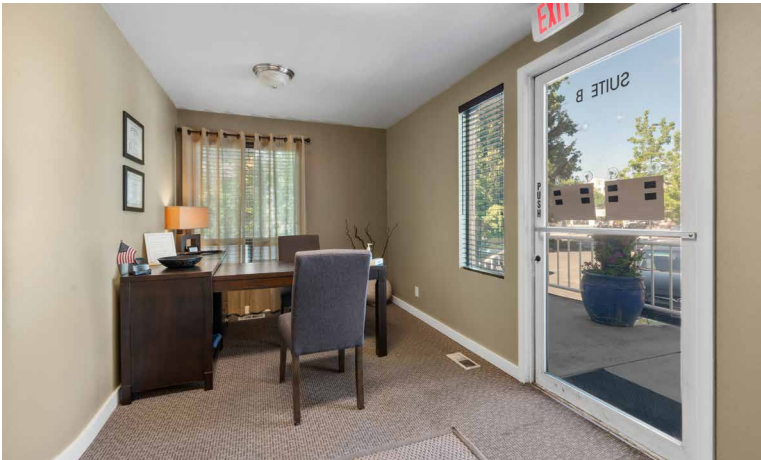
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Property Information

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

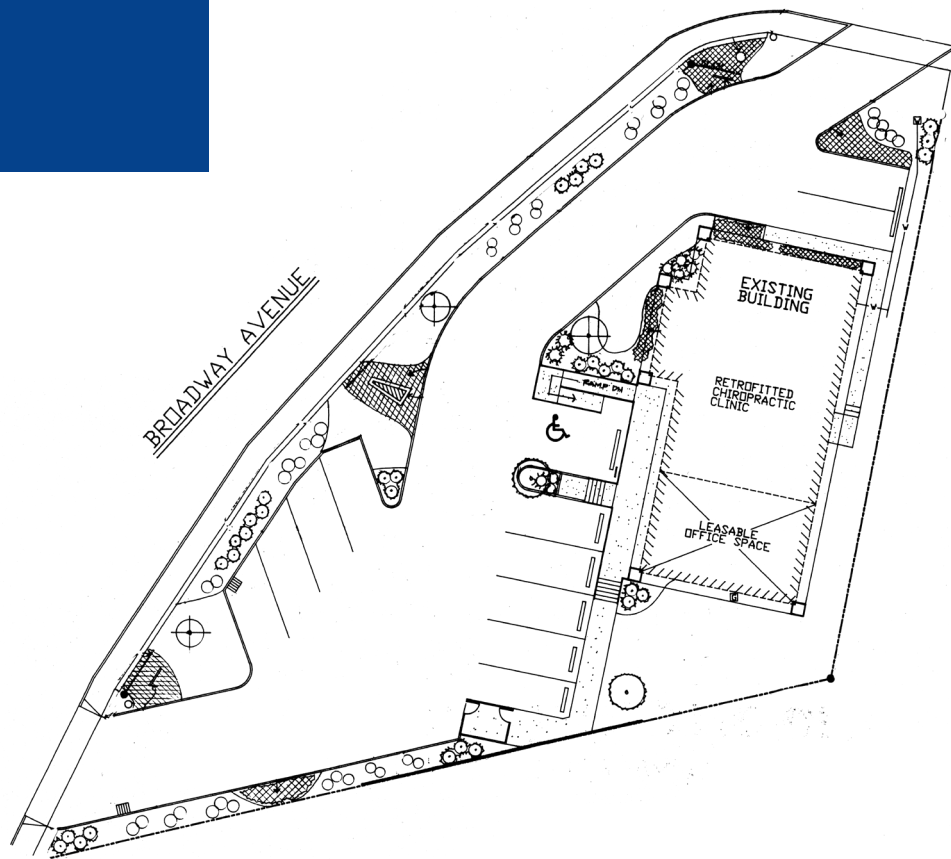
Demographics

	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

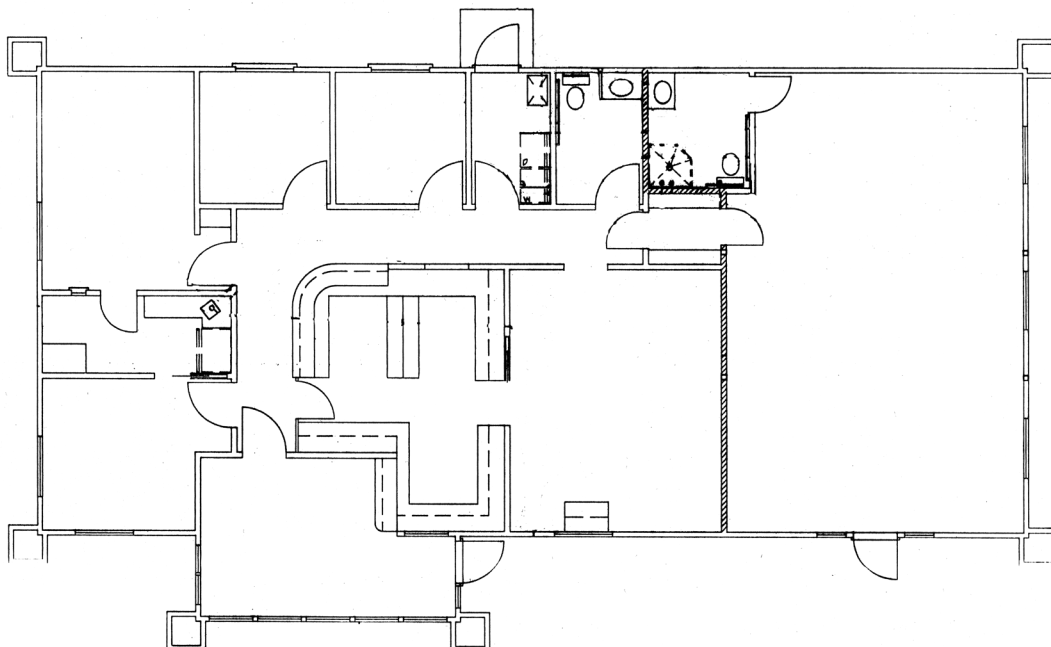


Plans

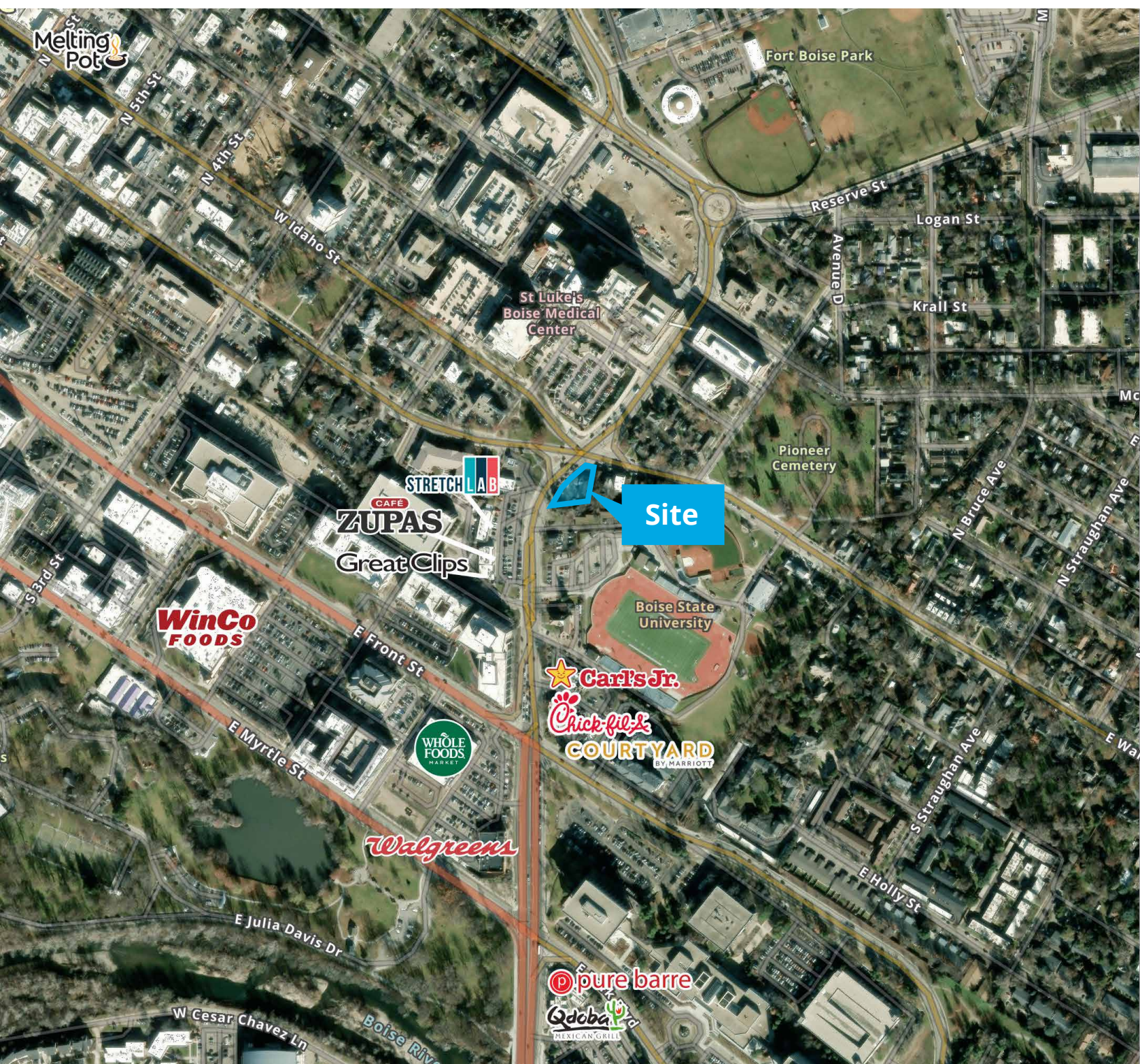
Site Plan



Floor plan



Location



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