

1263 Bennett Ave. Suite 2

Unit/Lot #

Bennett Office Complex

Status: Active

\$/SF/Year

\$20.00

DOM/CDOM: 41 / 41

MLS #: 98938126

\$/SQFT \$20.00

\$/Acre \$182,062.50

LOCATION

Type: Health Care

Area: Burley-Rupert-MiniCassia - 2005

City: Burley State: ID Zip: 83318

County: Cassia

Zoning:

Parcel #: RP10S23E216001, RP10S23E216000

Legal Description:

T 8752 (Aka Unit 2 of Bennett Bldg Condo) & 16% of T 5961D (W1/2Sw) S21 T 10 R 23 & T 8753 (Aka Unit 3 of Bennett Bldg Condo) &

Directions:

Overland Ave/E on Main/S on Bennett. building on left

PROPERTY USE/ FINANCIAL

Sale/Lease: For Lease

Investment Property: Real Estate Incl.:

Net Lease Investment: Building Class:

Vac/Suited for Owner/User:

Years Left on Lease: Potent. Short Sale: No

REO/Bank Owned: No In Foreclosure: No

Construction Exist.: Under Const./Prop.:

New Constr. Comp. Date:


Property Auctioned: Built to Suit Lease:


Assumable: Flood Ins Required:

Non-Qualifying: Local Improve. Dist:

Financing

Hit Count Client/Agent: 1 / 85

Map & Assoc Docs: 



GENERAL

Year Built: 1997

Age: 21 - 30 Years

Parking: 21 - 50 Spaces

Parking Spaces: 40

Parking Ratio:

Acres: 0.32

Prop on Ground Lease:

Tenancy:

Occupancy %:

Location Description:

Great office centrally located and close to Hospital. Great for Medical or professional office.

Highlights:

Total Building Size 2,913

Lot Size Front. Width (FT):

Lot Size Length (FT):

Total Lot Size (SF):

Land Size: 10000 SF - .49 Acre

Gross Leasable Area (SF): 2,913

Minimum Divisible (SF):

Maximum Contiguous (SF):

Dock-HighDoors/Loading :

#Drive In/Grade-Lvl Doors:

Clear Ceiling Height (FT):

Spaces:

Beds:

Rooms:

Stories:

Corridor:

Gas Avail.:

Fenced:

Property Description

Hard to find Medical office suite available in great location. Beautiful all brick office with over 2900sqft with large waiting & reception area, 6 exam rooms, 1 imaging room, 2 private offices, 2 private bathrooms and 1 common area bathroom, kitchen area, storage room and bullpen admin area with multiple built-in work stations. 40 shared parking spaces.

AGENT REMARKS

Great opportunity in Burley just north of Cassia Regional Hospital. Sublease opportunity with 3 years and 3 months left on current lease with the ability to extend beyond the 3 year 3 month time frame. Bring a LOI and we will get something put together.

SALES

Gross Rent Multiplier:

CAP Rate %:

USMI:

1

2

3

4

5

RBI:

1

2

3

4

5

MTI:

1

2

3

4

5

Expense

Hazard Insur.:

Manager

Maintenance

Supplies

Utility

Other

Avg. Daily Rate \$:

RevPAR \$:

Units/Spaces

SF

Avg. Month Lease \$

Description

Beds

Rooms

Avg. Rates \$

Description

Lease End Date

SF

Financial Totals All Units:

Pers Prop Tax:

Real Prop Tax:

Vacancy/Credit Loss:

Gross Oper. Inc:

Total Annual Oper.

Net Oper. Inc:

Income/Expense Info:

Financial Year:

Gross Income \$

Effective Gross Inc \$

Pre-Tax Cash Flow \$

LISTING / MLS INFORMATION

Agent: Walt Hess

Phone: Cell: 208-410-2525

Email: WaltHess@GemStateRealty.com

List Office: Gem State Realty Inc

Office Phone: Main: 208-734-0400

Office Fax: Fax: 208-733-6112

Co-List Agent:

Co-List Agent

Owner: M.M.H.

Owner Phone:

Managers Name:

Managers Phone:

Listing Full Service

Seller Concession:

Selling Agt to Present Offer Directly: No

Listing Date: 3/6/2025 Expir. Date: 9/5/2025

Showing Instructions: Call for Instructions

SOLD INFORMATION

Sold Price:

Closing Date:

How Sold:

Selling Agent:

Selling Office:

Debt & Equity:			
Debt Information:	Down Payment \$:	Amoritized Over - Years	Annual Debt Service \$
Loan Amount \$	Interest Rate %:	Due In - Years	
Loan Description			

LEASE				
Sublease: Yes	Date Available:	Lease Term Months: 40	Lease Type: NNN	Traffic Count:
NNN Expenses:				
Cross Street: Main St./Bennett Ave				
Anchor Tenants:				
1:				
2:				
3:				
4:				

FEATURES				
Air Conditioning: Central Air				
Construction: Brick				
Docs on File:				
Floor Construction: Wood				
Heating: Forced Air, Gas				
List Class: Excl Right to Sell				
Power: 110 Volt				
Roof: Composition Shingle				
Sewer: Yes Connected				
Structure: Handicap Access, Paved Street, Lighting				
Terms: Other				
Water: City Service				
Suitable for:				
Agriculture:				
Health Care: Acute Care Hospital				
Hotel/Motel:				
Industrial:				
Land:				
Multifamily:				
Office: Medical Office, Business Park				
Residential Income:				
Retail:				
Senior Housing:				
Shopping:				
Special Purpose:				
Sports & Entertainment:				

MAP & IMAGES				
				
				