



**FOR SALE**  
**KETCHUM CORE OFFICE BUILDING**

171 W 6TH STREET, KETCHUM, ID

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333 S Main St. Suite 210 P.O. Box 5102 Ketchum, ID 83340



### INVESTMENT SUMMARY

Paul Kenny & Matt Bogue Commercial is pleased to exclusively market the 'AmeriTitle' Building. This 4,828sf Ketchum core office building sits on an oversized 8,250sf lot with excellent onsite parking. The 1st floor features 8 private offices, a large conference room, open office/workstations, 2 bathrooms and a file room. The 2nd floor loft is built out with a kitchen, bathroom, separate break room, and storage. The large basement with two forms of ingress/egress offers even more storage! The property is leased through January, 2025, but is currently non-occupied, and being offered for sublease. Tenant will agree to an early termination if the property is purchased by a user or for re-development or adaptive re-use.

Please note: Limited historical information has been provided. Buyer to verify all information including operating data, square footage, zoning, and property condition.

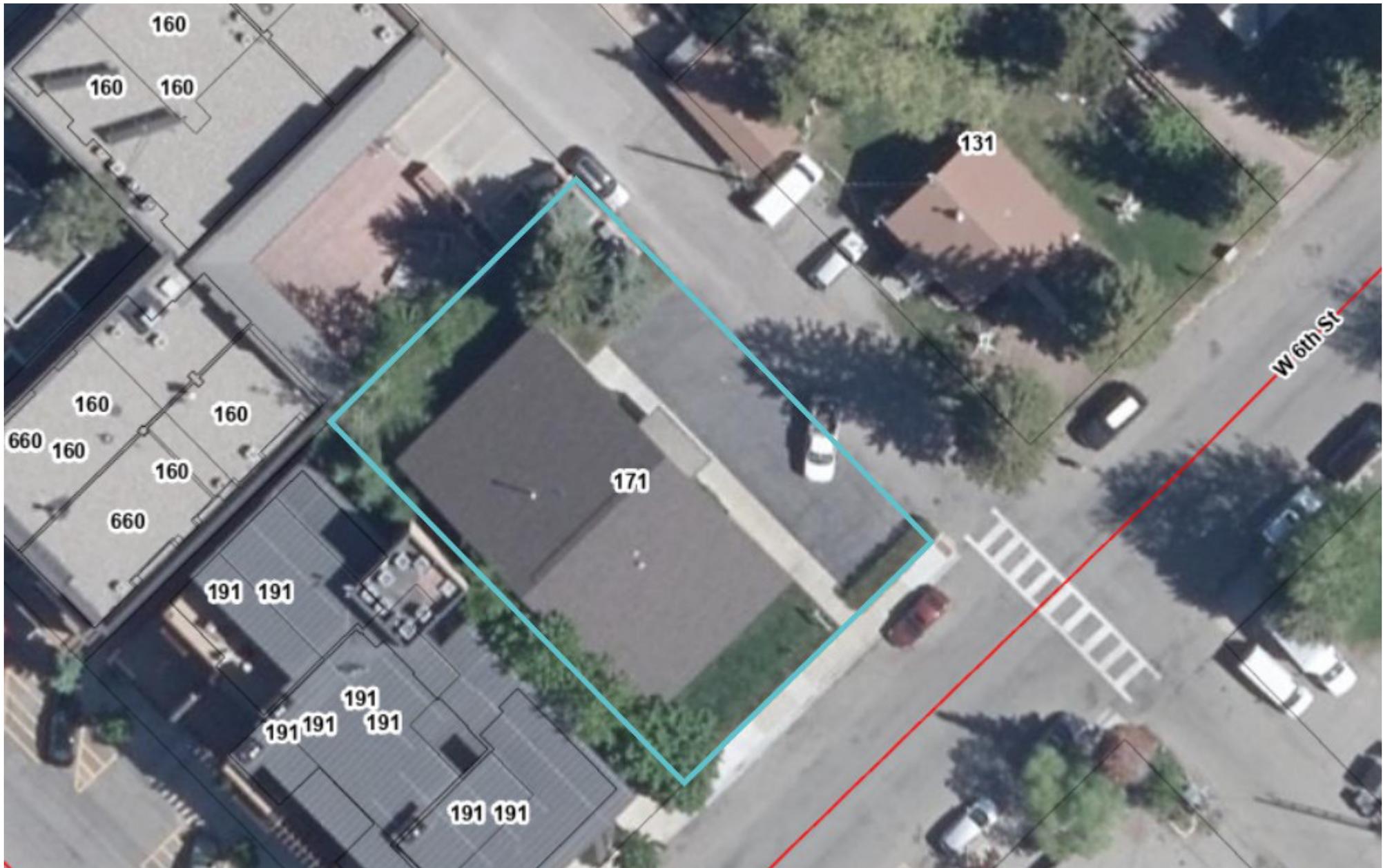
### INVESTMENT HIGHLIGHTS

- 1 4,828 Square Feet on Three Levels
- 2 Oversized 8,250 Square Foot Lot
- 3 Substantial Onsite Parking
- 4 Well Suited For Re-Development or Adaptive Re-Use
- 5 Cash Flow Through January 2025:
  - 2022-23: \$8,654.86/Mo Net
  - 2023-24: \$9,004.52/Mo Net
  - 2024-25: \$9,184.61/Mo Net

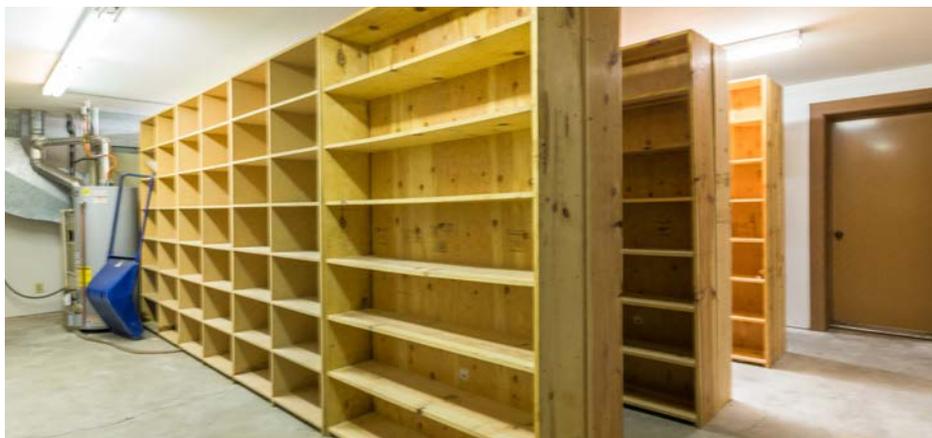
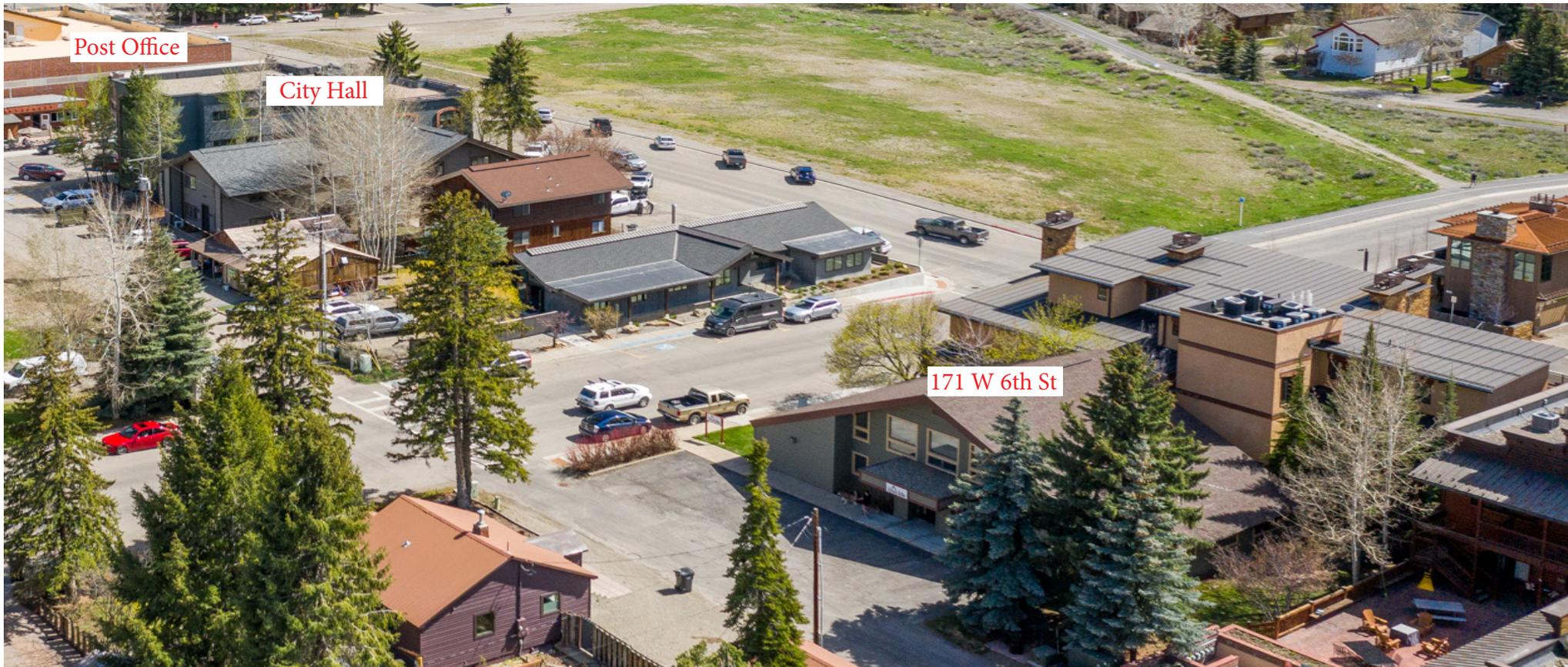
## PROPERTY DETAILS

<b>ADDRESS:</b>	171 W 6th Street, Ketchum, ID
<b>ASSESSOR PARCEL #:</b>	RPK0000054007B
<b>ZONING:</b>	Ketchum Community Core (CC)
<b>YEAR BUILT:</b>	1982
<b>BUILDING SIZE:</b>	4,828 SF
	1st Floor: 2,960 SF
	2nd Floor: 720 SF
	Basement: 1,148 SF
<b>LOT SIZE:</b>	8,250 SF
<b>ROOF TYPE:</b>	Asphalt Shingle
<b>BATHROOMS:</b>	3
<b>PARKING:</b>	Substantial On-Site
<b>CAP RATE &amp; CASH FLOW:</b>	
	2022: 3.85%   \$8,654.86/Mo
	2023: 4.01%   \$9,004.52/Mo
	2024: 4.09%   \$9,184.61/Mo
<b>LEASE EXPIRATION:</b>	January 24, 2025
<b>LANDLORD RESPONSIBILITIES:</b>	Roof & Structure
<b>OFFERING PRICE:</b>	\$2,495,000

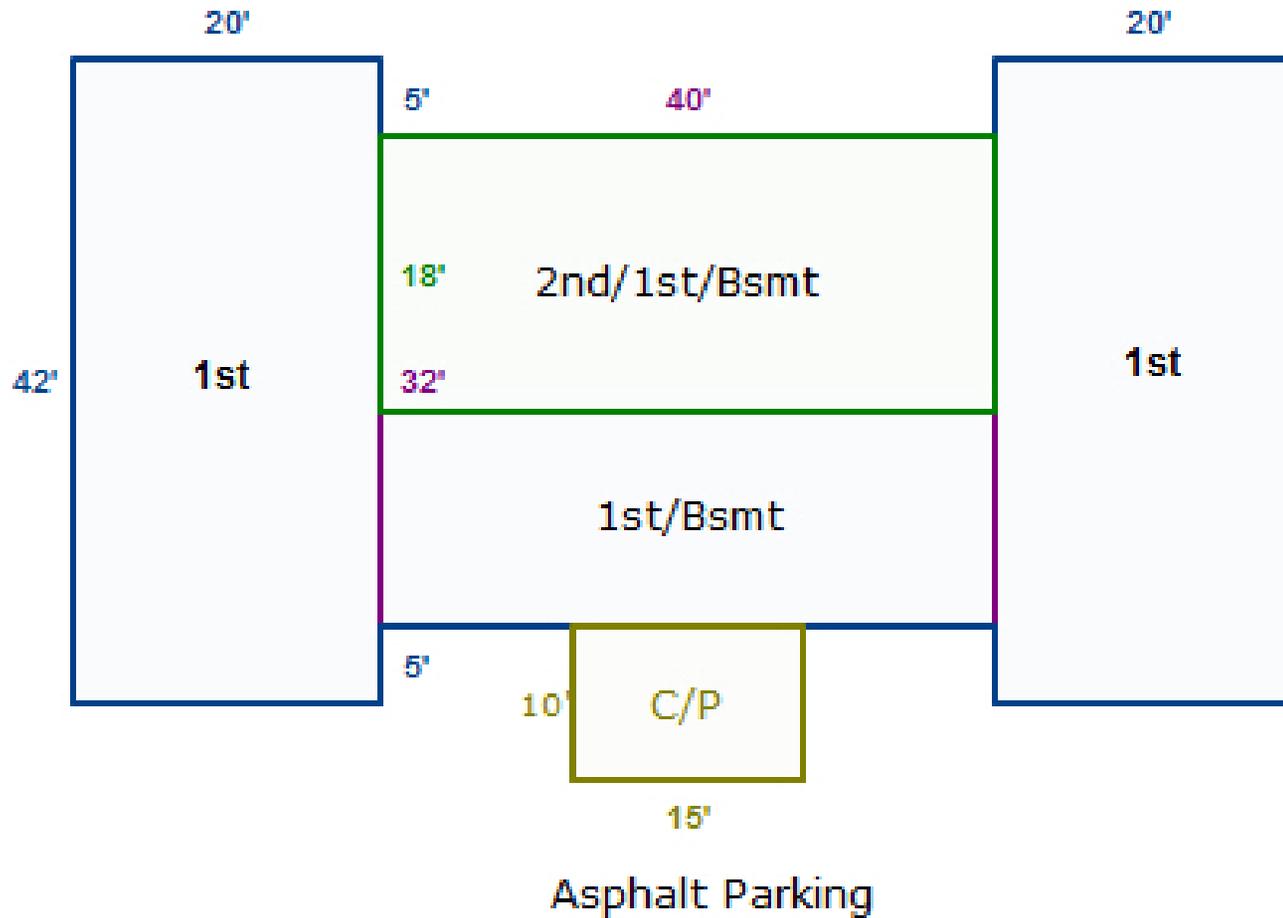


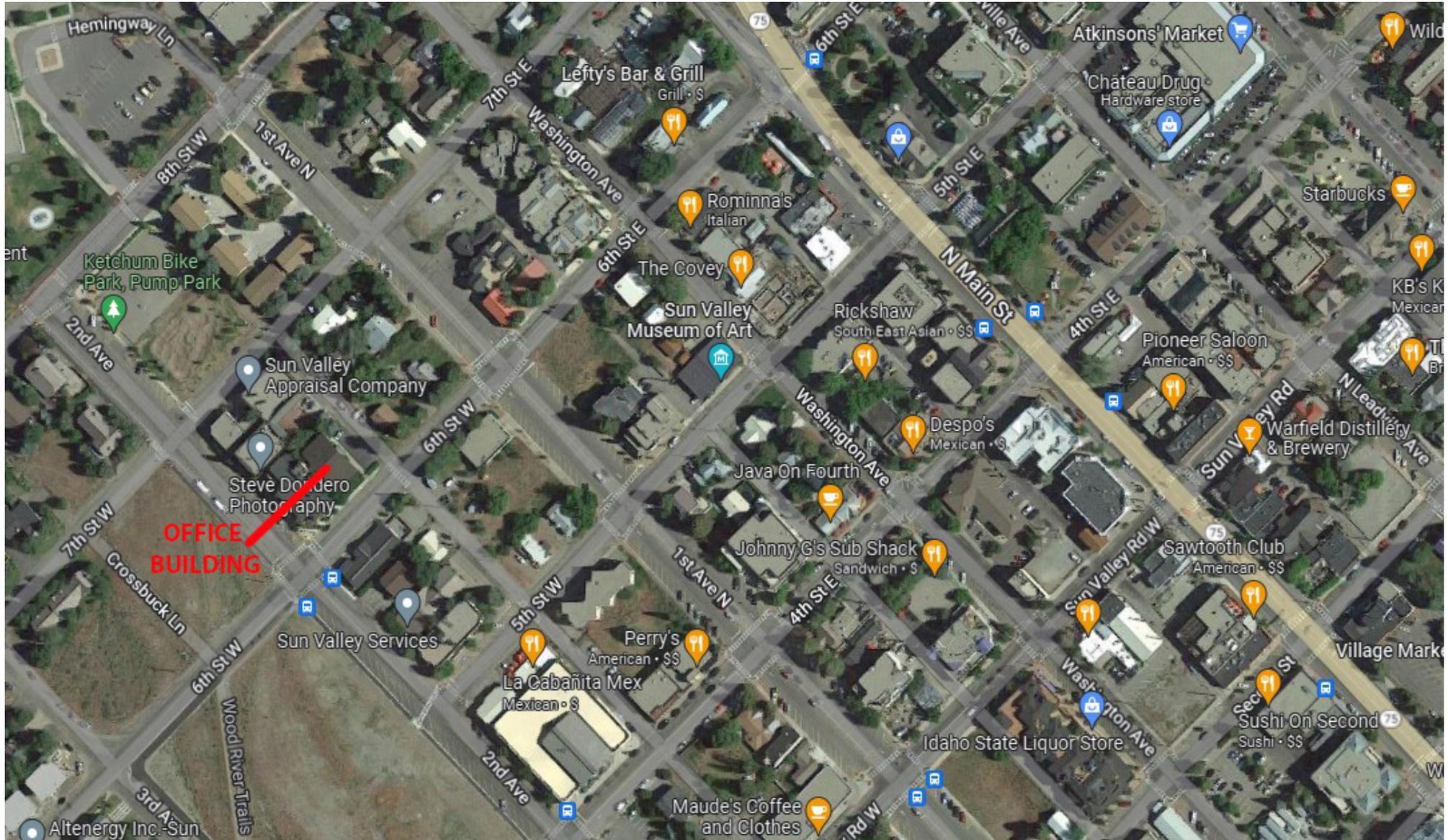






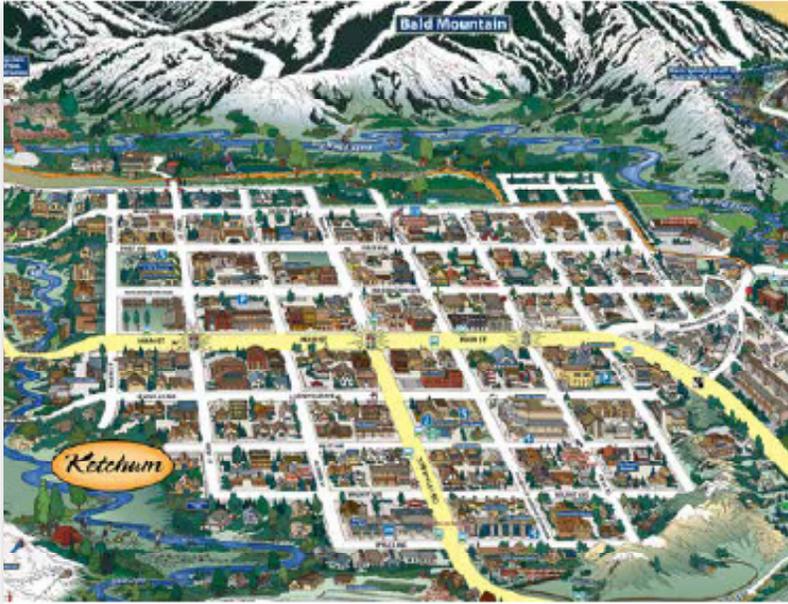
6th Street







## MARKET AND AREA OVERVIEW



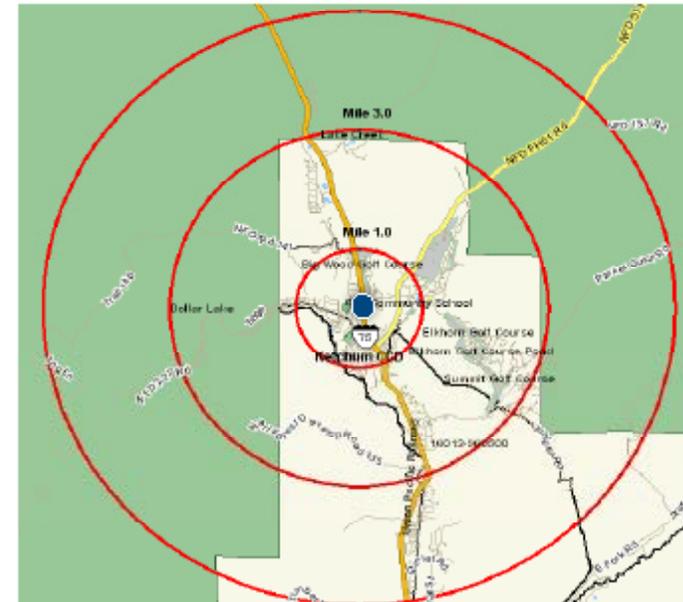
LOCAL POPULATION

## KETCHUM & SUN VALLEY, IDAHO

Ketchum is a city in Blaine County, Idaho, in the central part of the state. Located in the Wood River Valley, Ketchum is adjacent to Sun Valley and the communities share many resources. Both sit in the same valley beneath Bald Mountain, which is known for its world-famous skiing. Ketchum also draws tourists from around the world to enjoy its fishing, hiking, mountain biking, tennis, shopping, art galleries, and more. The airport for Ketchum, Friedman Memorial Airport, is approximately 11 miles South in Hailey. According to the U.S. Census Bureau, the city has a total area of 3.08 square miles of which, 3.05 square miles is land and 0.03 square miles is water.

## LOCAL POPULATION (KETCHUM)

	5 Miles	10 Miles	20 Miles
Population (2020)	5,972	8,067	20,989
Estimated Population (2025)	6,297	8,501	22,100
Median Household Income (2020)	\$63,910	\$66,800	\$64,027
Avg Household Income (2020)	\$94,446	\$97,638	\$88,446



PAUL KENNY



MATT BOGUE

COMMERCIAL REAL ESTATE



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