

**\$1,500,000**



## **Historic Office Building in the Heart of Downtown Boise**

**4,794 SF | Private Parking Lot or Future Developable Lot | MX-1**

**704 & 710 W Franklin Road Boise, ID 83702**

**Rocky Mountain**  
Real Estate Services, LLC

## PROPERTY SUMMARY

Purchase Price: \$1,500,000

*Price includes extra lot valued at \$432,000*

Gross Building SF: 4,794 SF + 336 SF Basement

# of Floors: 2 (Plus Basement)

# of Suites: 4 Separate Spaces

Building Lot Size: 0.14 Acres

Parking Lot Size: 0.14 Acres

Parking Spaces: 16 Stalls + Street Parking

Year Built & Remodeled: 1900 & 1975

## MODIFIED GROSS LEASE DETAILS

### North By Northwest

2026 Rent: \$72,852.00

Lease Expiration: 02-28-2027

Annual Escalations: 2.00%

*Landlord may be able to terminate lease with as little as 6 months' notice.*

*Tenant may also consider a long-term renewal.*

### Land Trust of the Treasure Valley

2026 Rent: \$15,600.00

Lease Expiration: Month to Month

### Total

Total Rent: \$88,452.00

Estimated Expenses: (\$24,704.00)

**Total Net Operating Income: \$63,748.00**



## PROPERTY HIGHLIGHTS

- **2 Lots**– Could be used for private parking or future development
- **100% Leased** with flexible lease terms
- Ideal for **Owner User, Investment, or a Residential Conversion.**
- **Walking distance** to downtown core, restaurants, and the foothills
- **MX-1 Zoning** allows for a blend of residential, office, and limited commercial uses. [View Allowed Use Table](#)
- A part of the **Hays Historic District.** [Learn More](#)



## EXTERIOR BUILDING PHOTOS



## SUITE 710 1ST FLOOR



## SUITE 710 2ND FLOOR





