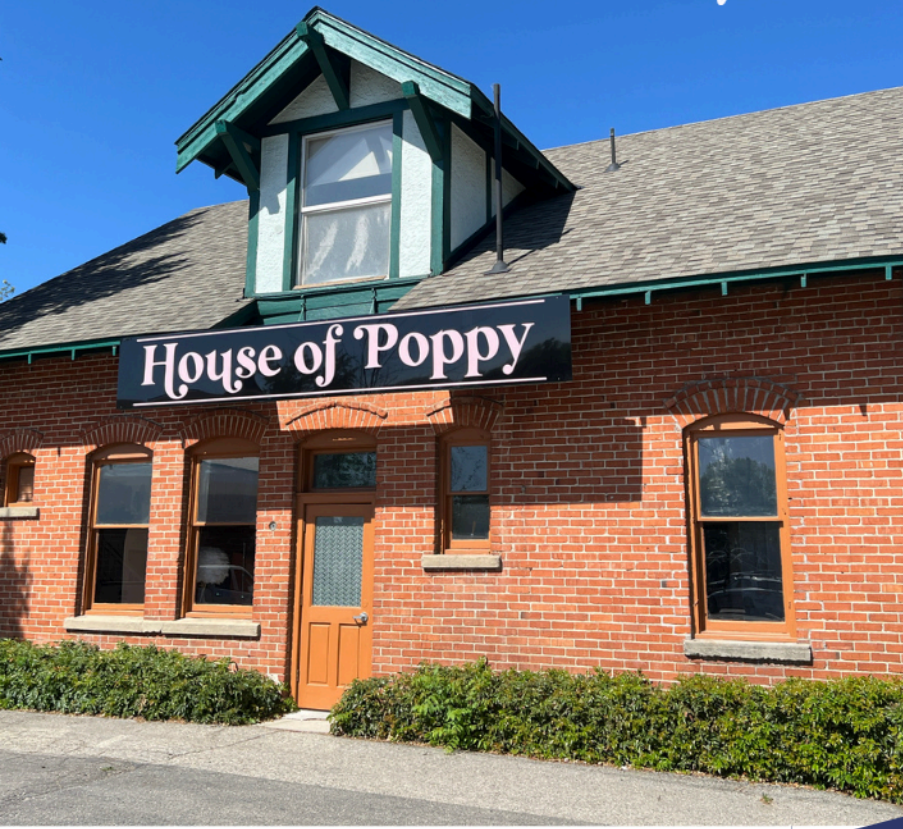


Own a Piece of Boise's Rich History!



Prime Boise location with commercial zoning, currently leased as office and retail space. Dedicated parking, unrestricted street parking, and easy access to the heart of downtown make this a smart and flexible investment opportunity. The current cap rate is at 5.5% with room to increase rents with 2/3 of tenants on month-to-month leases. This idyllic bungalow style building was originally the South Boise Fire Station #3. Schedule a walkthrough of this exceptional property and add a piece of Boise's rich history to your investment portfolio.

FOR SALE

\$960,000

1011 W. Williams St.
Boise, ID 83706

 brokerboise@gmail.com

 www.brokerboise.com



Investment Type: Owner User/ Investor

Property Type: Commercial/Multi-tenant

Building Size: 3925

Year Built: 1910

Construction: Brick Bungalow

Land Size: 0.14

Parking: 12 spaces 2 ADA + Street

Cap Rate: 5.5%

Access: Contact Broker/Agent



Travis Aeschbacher
208-284-2914
Kellie Schultz
208-870-2101

