

NNN INVESTMENT FOR SALE

RETAIL / OFFICE ON BOISE BENCH

716 & 718 N Orchard St Boise, ID 83706



Property Investment Idaho is pleased to present an exceptional commercial investment opportunity in a high-demand location on the Boise Bench. This fully leased property features two tenants, both secured by new, five-year Triple Net (NNN) leases. This structure provides a passive, consistent income stream with minimal landlord responsibility, making it an ideal acquisition for both seasoned and new investors seeking a reliable asset in the thriving Boise market.

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PROPERTY DETAILS

Address 716 & 718 N Orchard St Boise, 83706

Use Retail/Office

Building Size 5,576 SF

Sale Price \$1,150,000

Price Per Sqft \$205.90

Occupancy 100%

Cap Rate 6.35%

Size - 716 2,443 SF

Size - 718 3,152 SF

716 Tenant Crown Vapor

718 Tenant M3 Studio Suites

Parking 6 Space

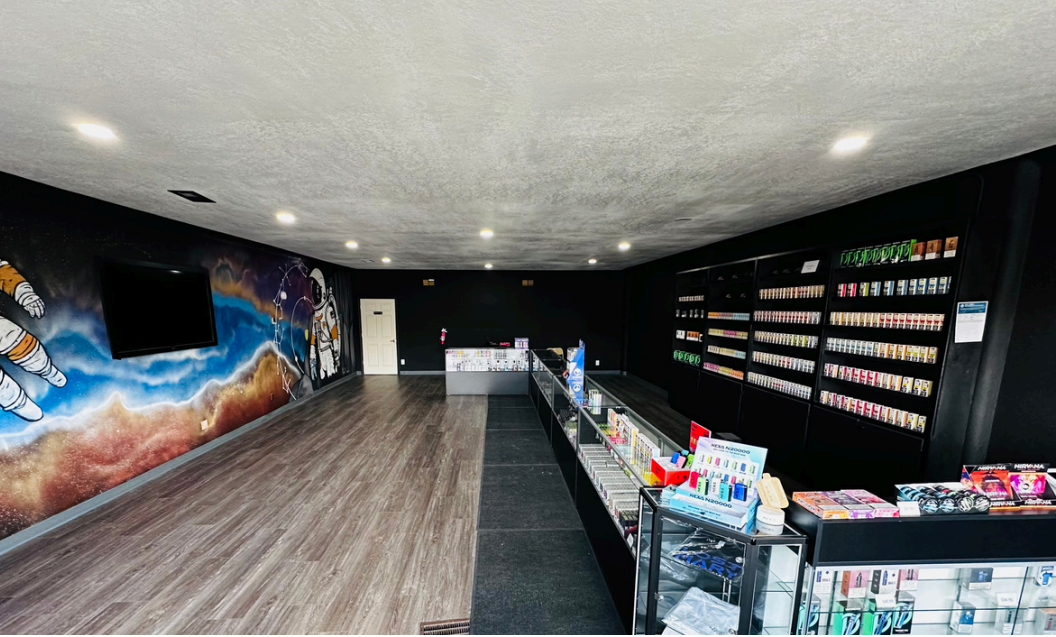
Signage On Facade

Market Boise Bench

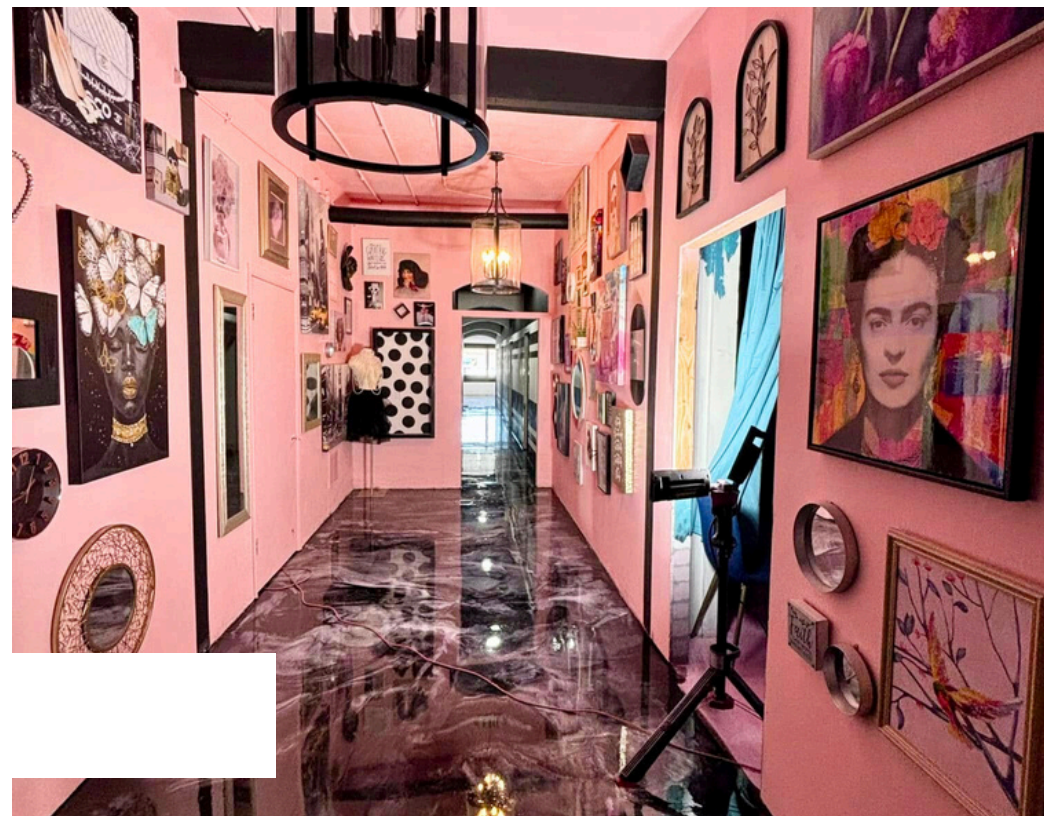
Site Area 0.19 Acres

Year Built 1952

Zoning City of Boise C-2D



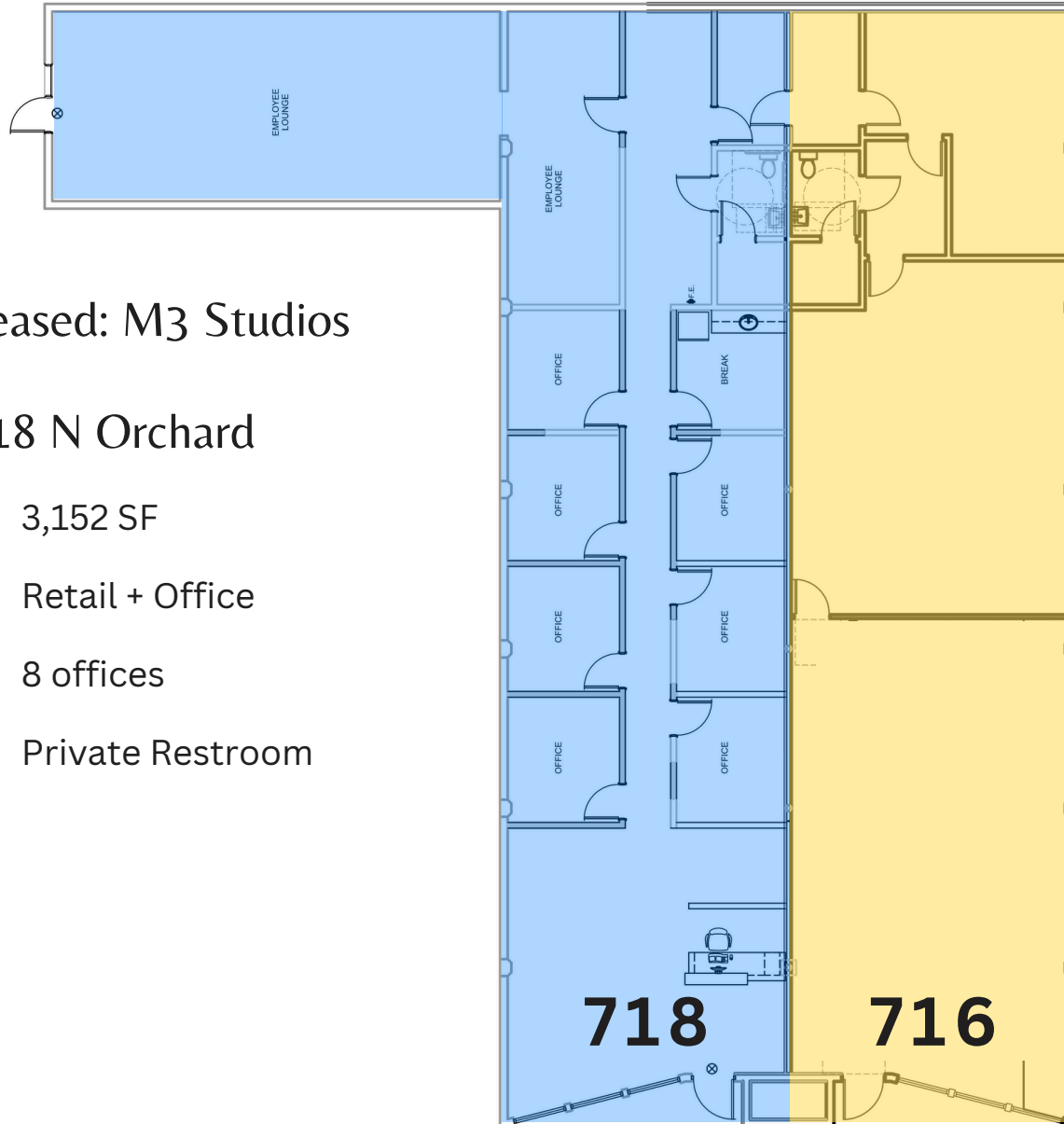
716 N Orchard - Crown Vapor



718 N Orchard - M3 Studio Suites

FLOOR PLAN

716 & 718 N Orchard St Boise, ID 83706



Leased: M3 Studios

718 N Orchard

- 3,152 SF
- Retail + Office
- 8 offices
- Private Restroom

Leased: Crown Vapor

716 N Orchard

- 2,443 SF
- Retail + Office
- Open Floor Plan
- Private Restroom



STATE ST

DOWNTOWN
BOISE

7 MINUTES

BOISE
STATE
UNIVERSITY

GARDEN
CITY

3 MINUTES

CHINDEN BLVD



SITE

BOISE
BENCH
DISTRICT

EMERALD ST

ORCHARD ST

CURTIS RD