



NAMPA OFFICE BUILDING

For Sale or Lease  
90, 98, 102, 106, 110 McClure Ave. Nampa, ID







### PROPERTY INFORMATION

<b>PROPERTY TYPE</b>	Office For Sale Or Lease
<b>ADDRESS</b>	90, 98, 102, 106, 110 McClure Avenue Nampa, ID 83651
<b>BUILDING SF</b>	±8,693 SF
<b>ZONING</b>	City of Nampa- BC
<b>PURCHASE PRICE</b>	\$1,890,000
<b>AVAILABLE SPACE</b>	±5,231 SF
<b>LEASE RATE</b>	\$16.00 SF/yr (Modified Gross)
<b>LEASE TERM</b>	3-5 years

### HIGHLIGHTS

- Rare office purchase opportunity in Nampa
- Building is comprised of five individual commercial condos
- Close access to Interstate 84 via Northside Boulevard
- Frontage on Caldwell Boulevard
- Lease space is available on 1/1/2025

This information was obtained from sources believed reliable but cannot be guaranteed and is subject to change at any time. Any opinions or estimates are used for example only.

**BEN FULCHER**

P: 208.229.2020 | C: 208.859.7407 | bfulcher@naiselect.com

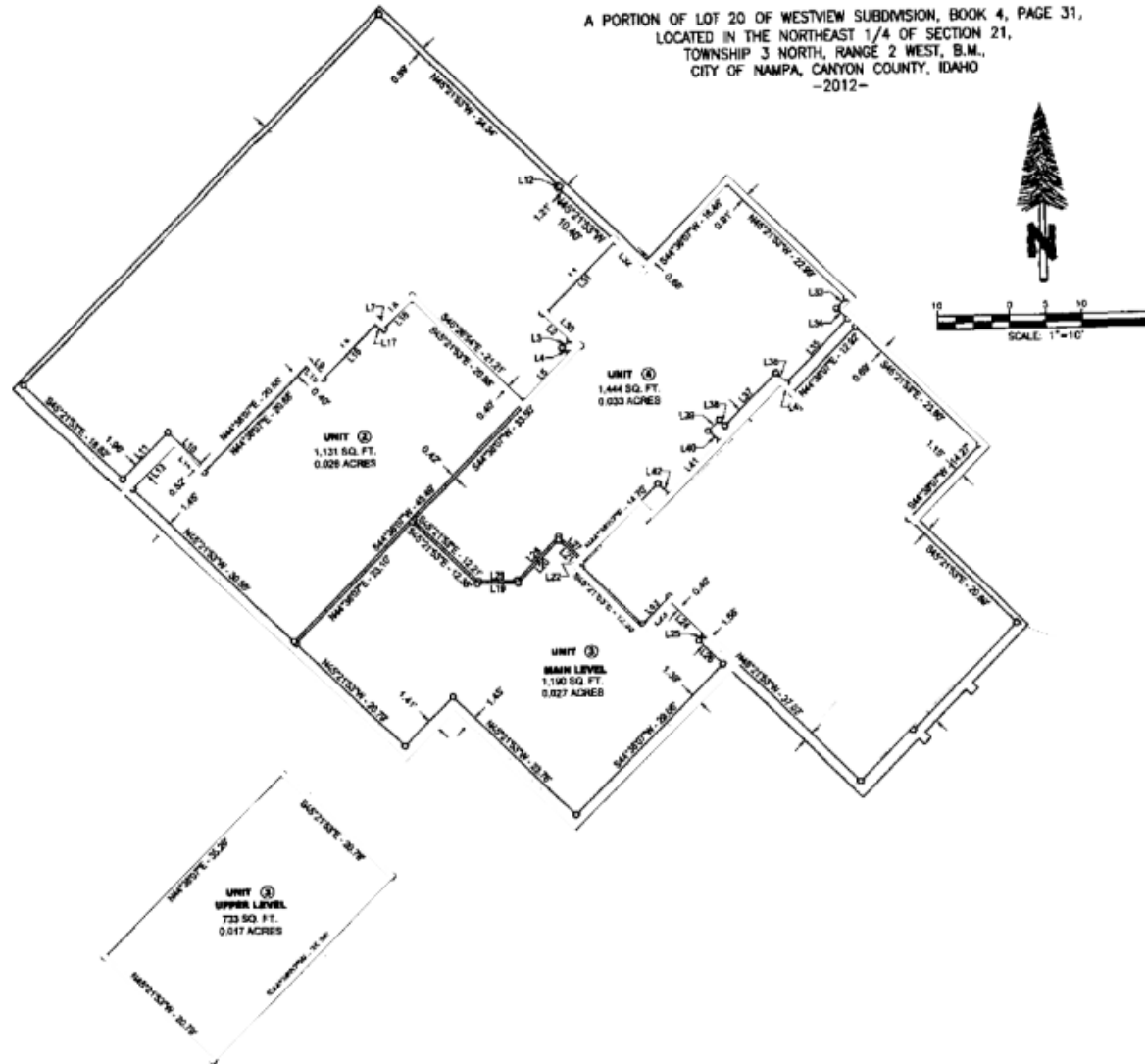
NAI SELECT | RALLENS REALTY CONSULTANTS | 5571 N. GLENWOOD ST., BOISE, ID 83714 | 208.229.2020

**NAI**Select

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### MCCLURE'S BUSINESS PARK CONDOMINIUMS

A PORTION OF LOT 20 OF WESTVIEW SUBDIVISION, BOOK 4, PAGE 31,  
LOCATED IN THE NORTHEAST 1/4 OF SECTION 21,  
TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M.,  
CITY OF NAMPA, CANYON COUNTY, IDAHO  
-2012-



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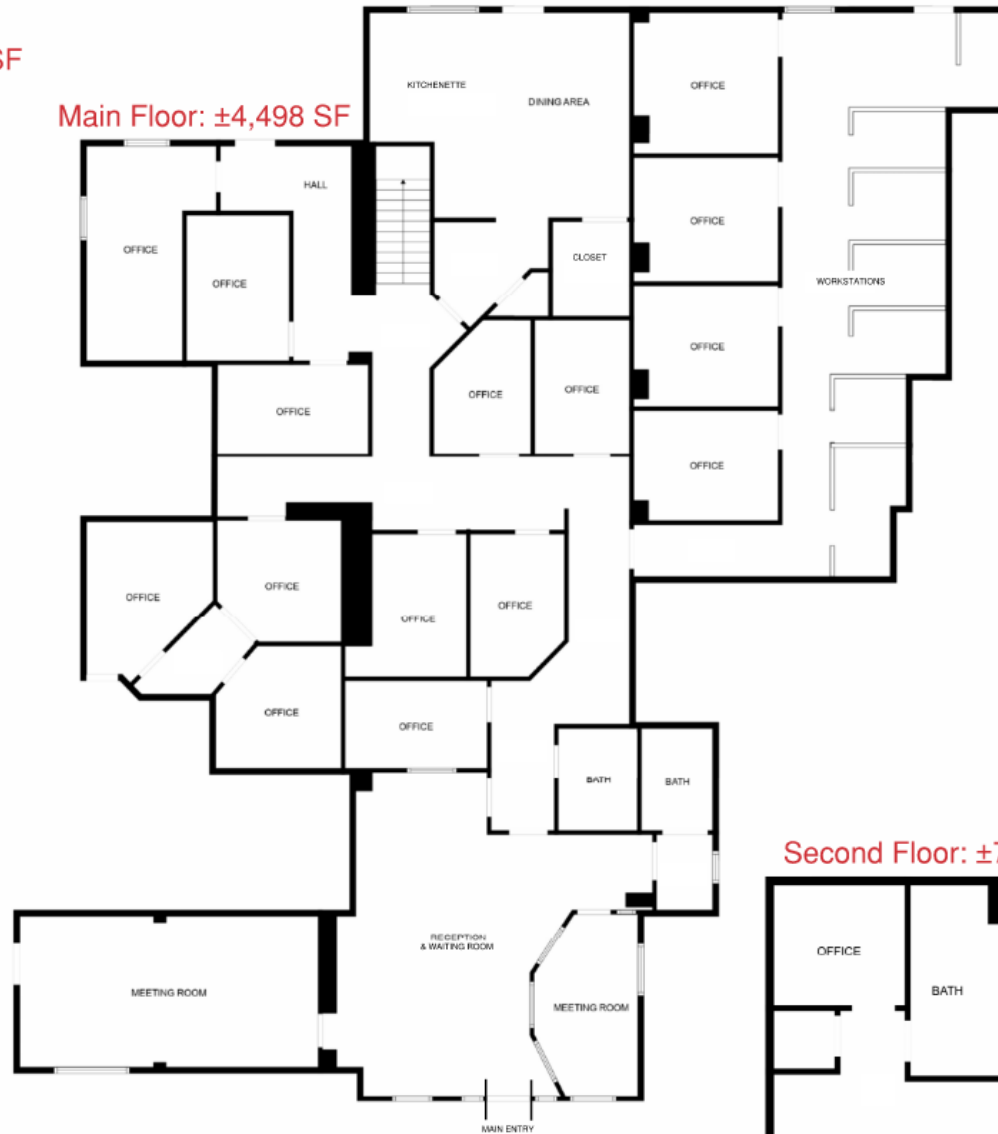
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98 McClure  
Available: ±5,231 SF

Main Floor: ±4,498 SF



Second Floor: ±733 SF



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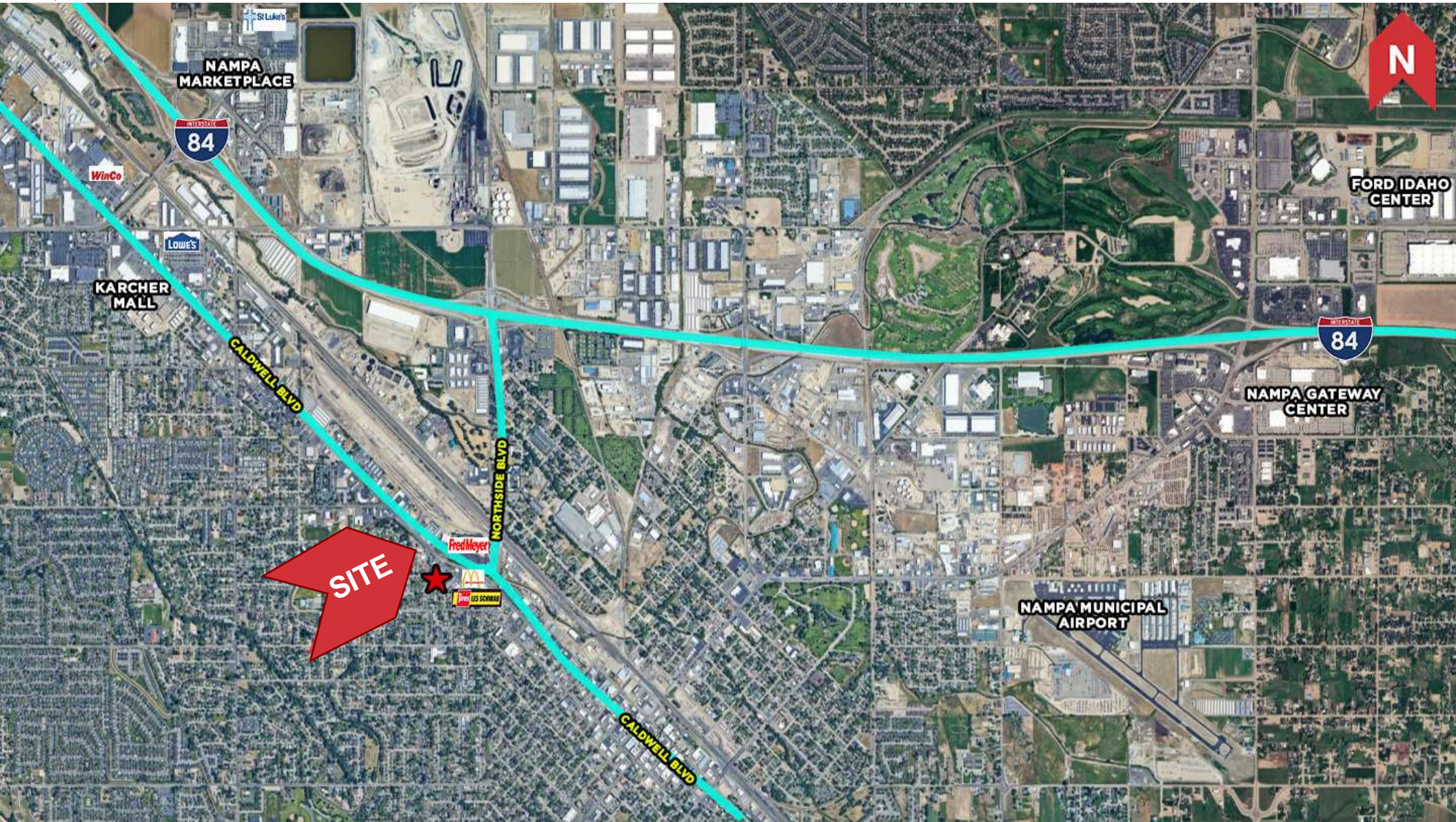
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