

BOISE OFFICE BUILDING

6604 W OVERLAND

BOISE, ID 83709



rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE



PROPERTY INFORMATION

PROPERTY TYPE	Boise Office Building
ADDRESS	6604 W Overland Rd Boise, ID 83709
YEAR BUILT	1957 (Remodeled 2014)
LOT SIZE	.26 Acres
BUILDING SIZE	3256 SF Upstairs: 1980 SF Basement: 1,276 SF
ZONING	MX-1
COUNTY	Ada County
PRICE	\$514,900 (REDUCED!)

HIGHLIGHTS

- Prime office building with excellent visibility along Overland Road
- Monument signage available
- Convenient access to I-84 for easy commuter and client access
- Ample on-site parking located behind the building
- Basement has been leased on mo/mo basis which generated \$1,500/month in rental income
- Mixed-use office building ideal for financial services, insurance, medical or dental, daycare, or general office use
- Can be repositioned for a wide variety of uses under current zoning

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BRIAN RALLENS

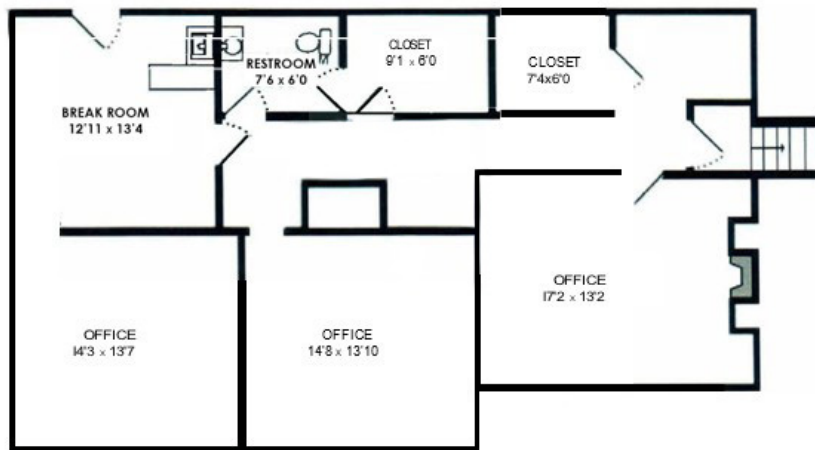
208.761.0924 | brian@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055



Basement

**SQUARE
FOOTAGE:**
±1,276 SF



Main Floor

**SQUARE
FOOTAGE:**
±1,980 SF



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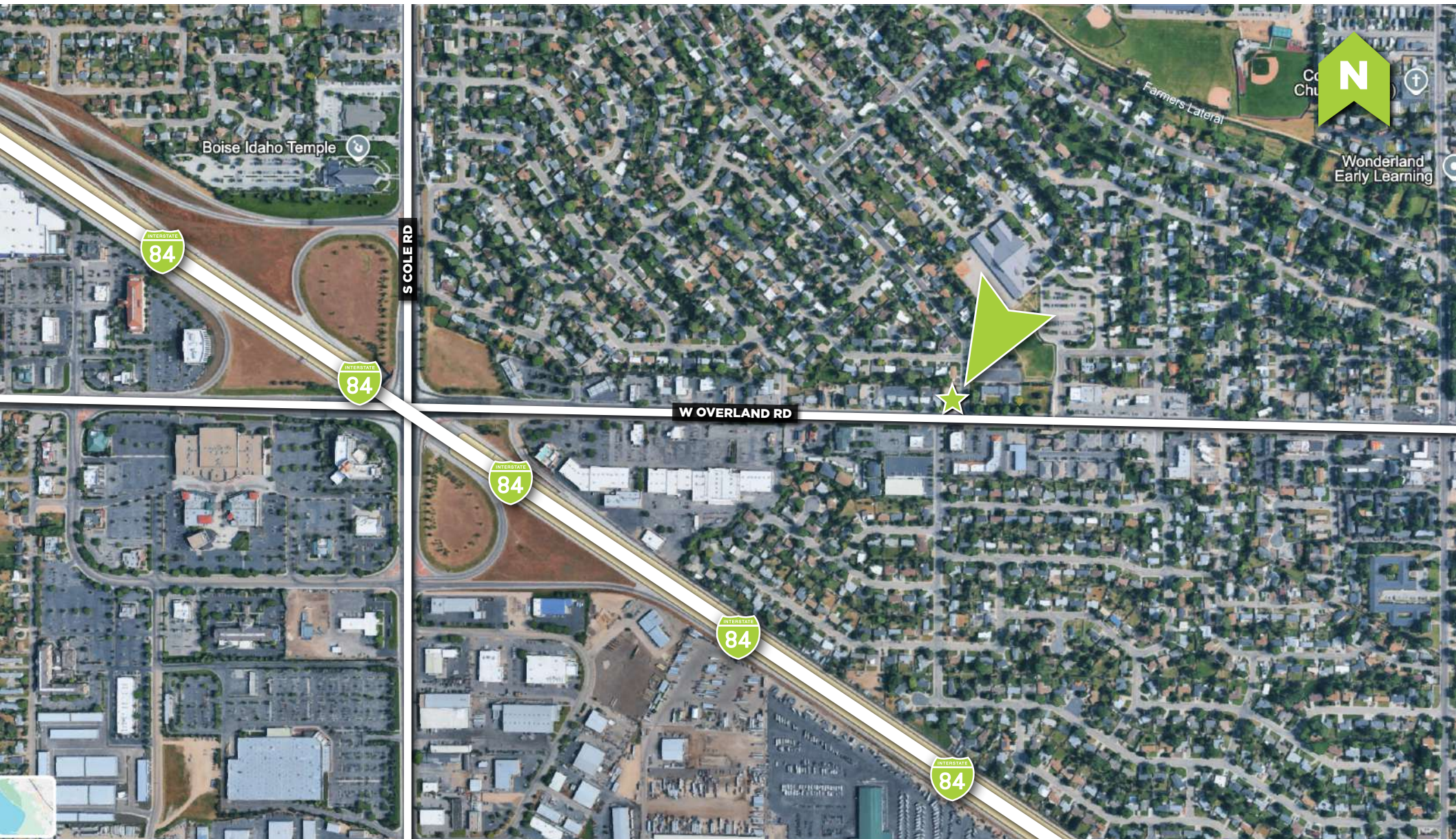


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