

TOK

COMMERCIAL

OFFICE CONDO FOR SALE OR LEASE | INVESTMENT OR OWNER-USER

877 W. FRONT STREET

UNIT 109 | BOISE, ID 83702

SITE



SALE PRICE & LEASE RATE REDUCED!

Class A office condo in the heart of Boise's downtown core.
Excellent location in high foot traffic area surrounded by amenities.
High visibility on Front Street with over 42,000 vehicles per day.
5' x 6' storage unit in building included in purchase price — \$10,000 value.
FF&E negotiable with condo purchase.
HOA fee covers water, sewer, trash, internet.
Currently leased through the end 2025. Lease may remain in place for income or be terminated for owner-user.
Contact agent for current NOI, owner responsibilities per the lease, and additional lease details.
Tenant pays electricity directly.

HIGHLIGHTS



CONTACT



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UPDATED: 9.5.2025

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DETAILS



BLDG TYPE:	Office Condo
CONDO UNIT:	Unit 109
UNIT SIZE:	1,107 SF (+30 SF Storage Unit)
YEAR BUILT:	2008
SALE PRICE:	\$640,000.00 \$550,000 (Includes \$10,000 Storage Unit)
HOA FEE:	\$400/Mo.
LEASE RATE:	\$3,250 \$3,000/mo. (MG) (Tenants pay electricity directly.)
FF&E:	Negotiable

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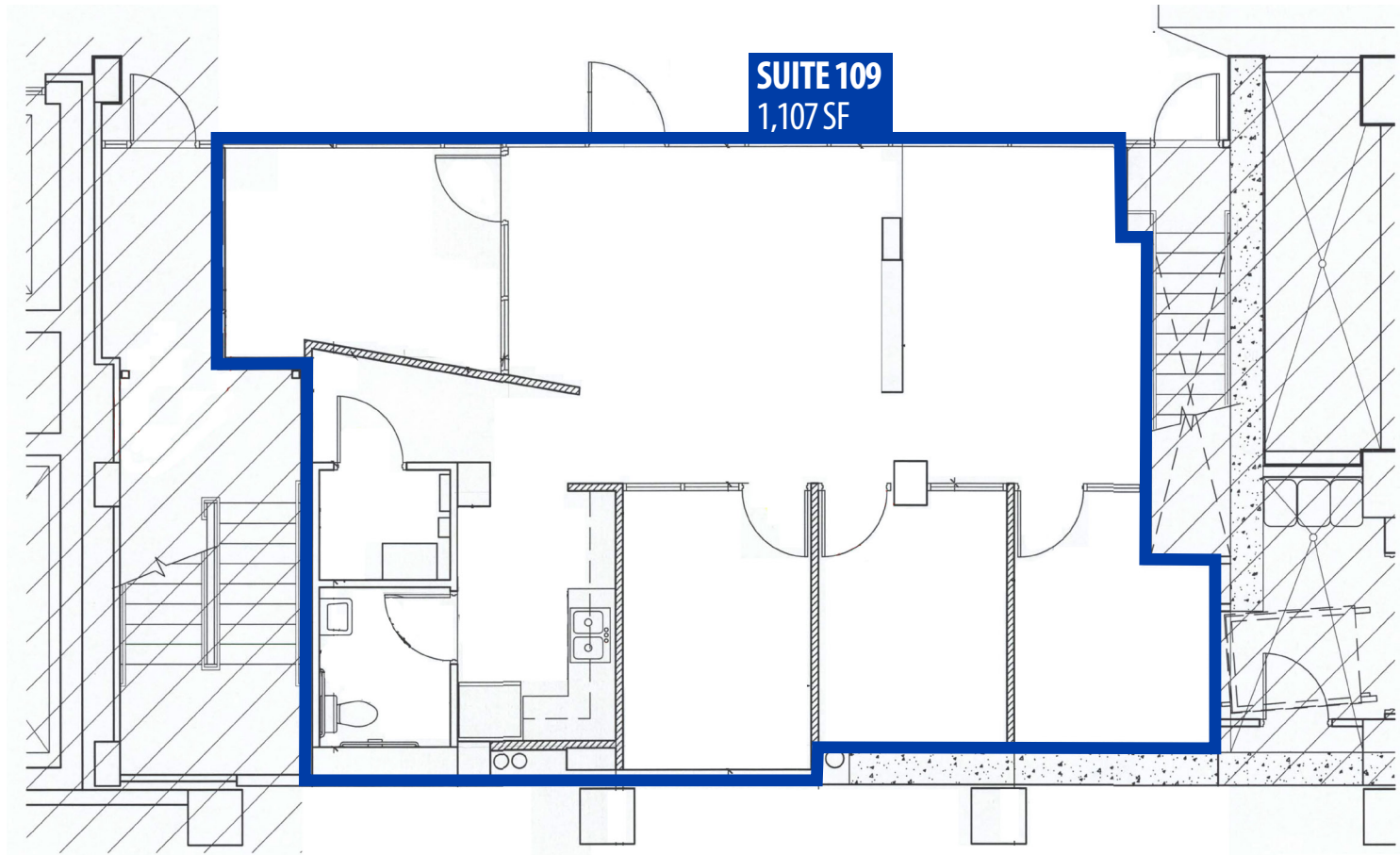
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FRONT STREET



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