

TOK

COMMERCIAL

OFFICE CONDO FOR SALE OR LEASE | INVESTMENT OR OWNER-USER 877 W. FRONT STREET

UNIT 109 | BOISE, ID 83702



CONTACT

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HIGHLIGHTS

- 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.



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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UPDATED: 9.5.2025

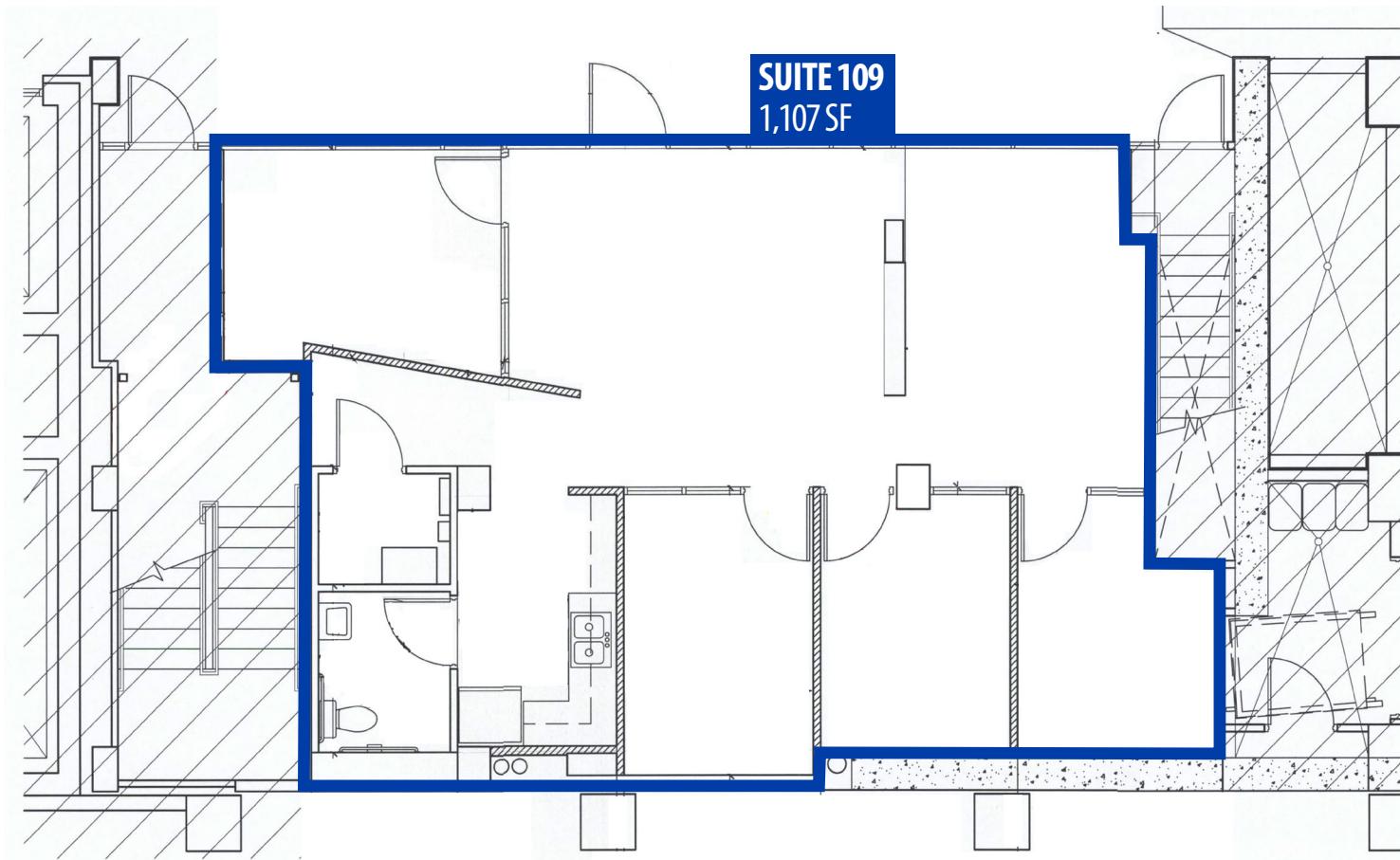
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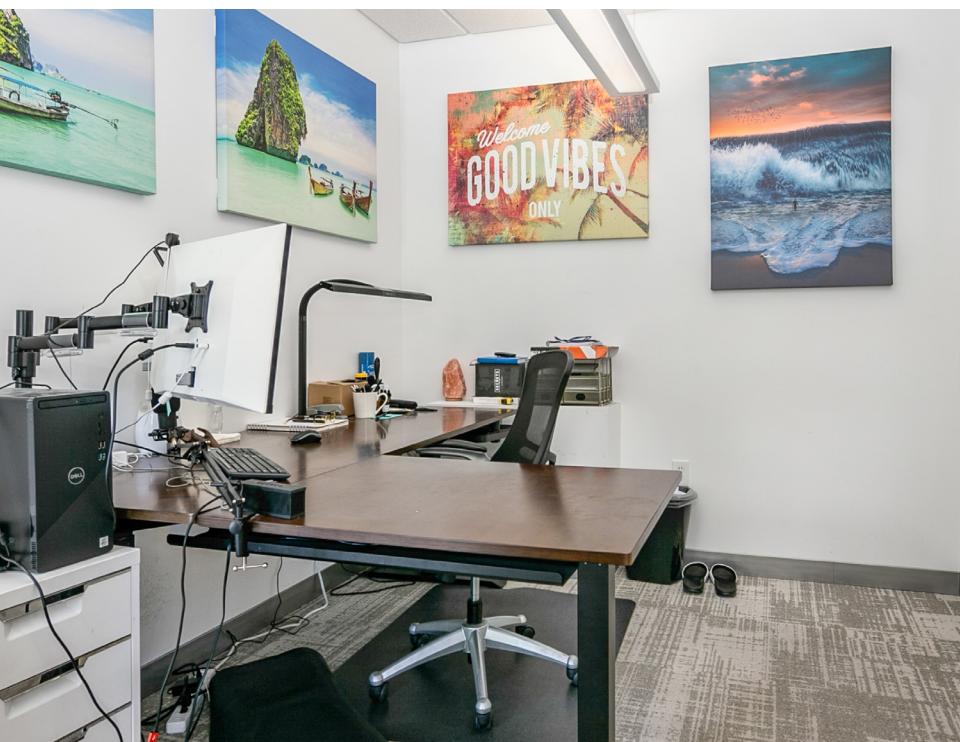






FRONT STREET



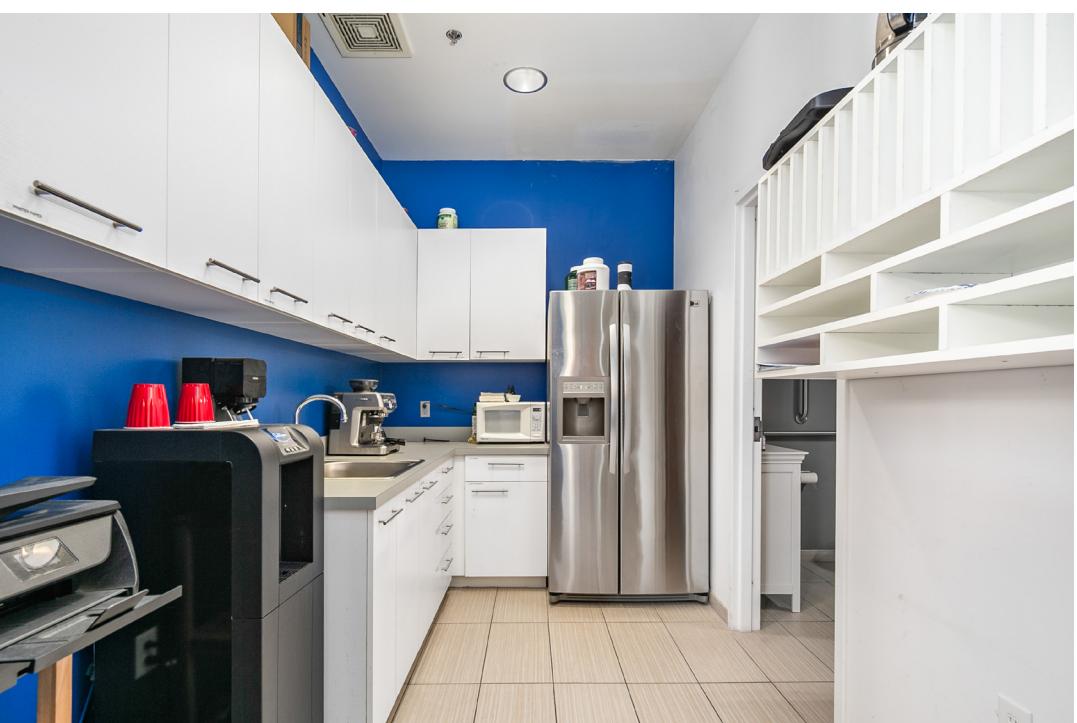


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