

TOK

COMMERCIAL

1430 W USTICK RD

OFFICE CONDO FOR SALE | MERIDIAN, ID 83646



OFFICE CONDO | FOR SALE
GREAT INVESTMENT OR FUTURE OWNER/USER
SELLER TO EXECUTE 2-YEAR NNN LEASEBACK UPON CLOSING

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HIGHLIGHTS

- Great opportunity for an office investment or future owner-user.
- Seller will do a leaseback and sign a 2 year absolute NNN lease.
- Located in North Meridian at a signalized intersection of Ustick and Linder Rd.
- High quality medical Tenant who will pay all operating expenses.
- Efficient office layout with private offices, reception area, and restroom.
- Do not disturb the business.

DETAILS

AVAILABLE SPACE:	Suite 100
SPACE SIZE:	1,161 SF
NOI:	\$36,000
CAP RATE:	6%
LEASE TERM:	2 Years (Upon Closing)
LEASE TYPE:	Absolute NNN
TENANT:	<u>Elevate Healthcare</u>
SALE PRICE:	\$600,000

CONTACT

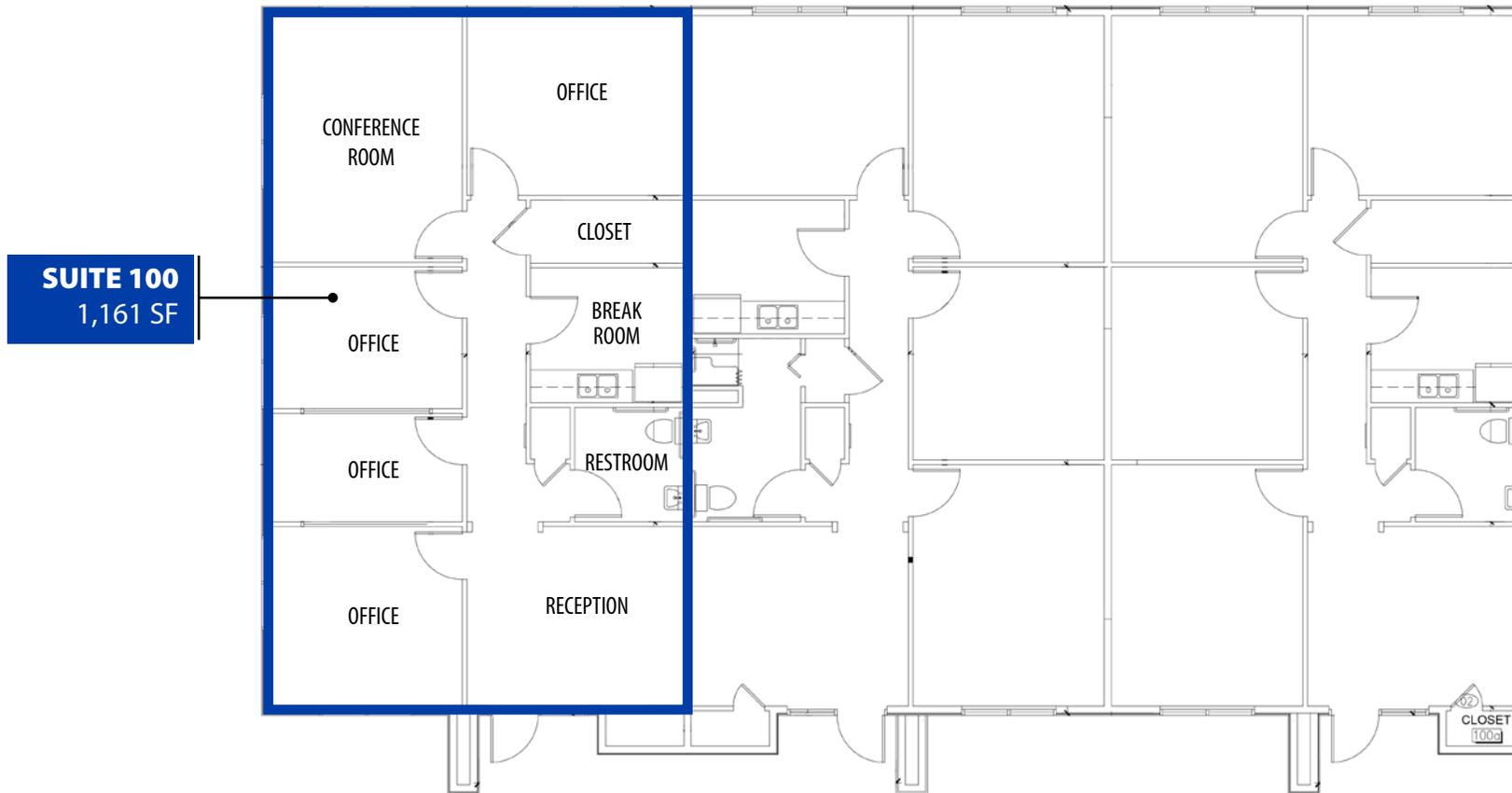


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