



COMMERCIAL NORTHWEST
REAL ESTATE

FOR SALE



COMMERCIAL MEDICAL OFFICE

2536 N STOKESBERRY PL

FOR SALE



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HIGHLIGHTS:

Prime Location: Situated in a highly sought-after area, just minutes away from the Village, providing a steady flow of potential clientele. **Signage on Eagle Road.** **Medical Office Layout:** Well-designed space tailored for medical use, featuring multiple exam rooms, waiting areas, and administrative offices. **High Foot Traffic:** Benefit from the constant influx of visitors to the nearby Village, enhancing exposure and accessibility for medical services. **Parking:** Convenient on-site parking for both staff and patients, ensuring ease of access. **Surrounding Amenities:** Close proximity to various retail, dining, and healthcare facilities.

PROPERTY TYPE:

Office

PRICE

\$1,100,000

SPACE:

BLDG A

SIZE:

2,640 SqFt

RATE:

\$1,100,000



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This property is ideal for investors or owner occupancy. Don't miss out on the chance to acquire this remarkable medical office space in one of Idaho's fastest-growing areas.

Email julia@commercialnw.com for more information.

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VILLIAGE

SITE





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PROPERTY OVERVIEW



Property Overview

This property is ideal for investors seeking a stable income stream with the potential for future growth. Don't miss out on the chance to acquire this remarkable medical office space in one of Idaho's fastest-growing areas. Contact julia@commercialnw.com today for more information.

Location Highlights

This prime medical office space offers an unbeatable location just minutes from The Village, ensuring a steady stream of potential clients and excellent visibility with signage on Eagle Road. The layout is perfectly tailored for medical practices, featuring multiple exam rooms, waiting areas, and administrative offices. With one year remaining on the current lease, tenants can take advantage of a rental rate below current market value. High foot traffic from the nearby Village enhances exposure and accessibility, making it an ideal spot for medical services. On-site parking for staff and patients, along with proximity to retail, dining, and healthcare facilities, further adds to the convenience and appeal of this property.

Investment Potential

With the area experiencing rapid development, this property offers excellent long-term value. Ideal for investors or business owners looking to establish a presence in one of Meridian's fastest-growing commercial hubs.

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DEMOGRAPHICS + DRIVE TIMES

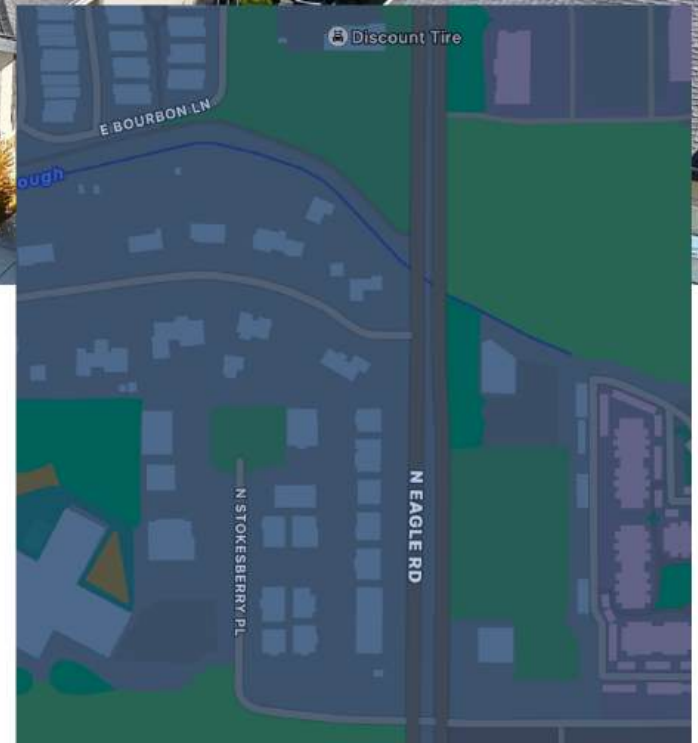


LOCATION	3 MIN DRIVE:	5 MIN DRIVE TIME	10 MIN DRIVE
POPULATION	19,700	160,000	316,000
MEDIAN HH INCOME	\$91,400	\$90,600	\$86,200
0-19 POPULATION	4,752	43,700	82,900
20-64 POPULATION	12,151	92,479	182,300
65+ POPULATION	2,504	19,800	41,600

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Why Invest in Meridian, Idaho?



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- Meridian has experienced significant population growth in recent years, making it one of the fastest-growing cities in Idaho. This growth drives demand for housing, retail, and other services, which can offer great opportunities for real estate and business investments.
- The city's economy is diverse, with thriving sectors in healthcare, education, tech, and manufacturing. Companies like Scentsy and Blue Cross of Idaho have their headquarters in Meridian, contributing to a robust job market. This economic strength enhances consumer spending and attracts businesses.
- Meridian is part of the Boise metropolitan area and benefits from its proximity to Idaho's capital. The area is attracting talent, startups, and established companies looking to take advantage of the region's lower cost of living compared to major U.S. cities. Investors can leverage Meridian's access to Boise's amenities while offering more suburban or affordable options.
- Meridian has been actively investing in infrastructure improvements, including road expansions and public services, to accommodate its growing population. New commercial and residential development is also underway, which can lead to long-term appreciation for real estate investors.
- Idaho's business-friendly tax policies make Meridian attractive to investors. The state has low property taxes and no estate tax, making it a favorable environment for both individual and corporate investments.

