

FOR SALE \$6,675,000.00

FULLY LEASED OFFICE BUILDING

3402 Franklin Road Caldwell, Idaho 83605

FULLY LEASED OFFICE BUILDING 7.376% CAP



Caldwell Idaho is located in the Boise metropolitan area, with a population of 807,000

With the State of Idaho Health and Welfare department as the tenant, this property offers a demonstrated long-term return and stable return with **discernible recession resistance**. According to the US Census information from 2021, there were \$603,687,000 in health care and social assistance receipts / revenue in the Nampa and Caldwell area which is served by this location.

OFFERING SUMMARY

List Price: \$6,675,000.00
Zoning: Commercial
Land Acreage: 5.73 acres
Year Built: 2001
Building Size: 47,626 SF
Market: Treasure Valley, ID
Structure: Metal/Masonry
Services: Idaho Power, City
Water/Sewer/Gas

OPERATING SUMMARY

Present Use: Office Building
NOI: \$492,366.19
Cap Rate: 7.376%
Lease Term: 17 years
Lease Options: One 5-year extension
Lease Expiration: 6/30/2028
Taxes: \$59,180.50
Terms: Cash, Conventional

PROPERTY HIGHLIGHTS

- \$709,641.98 annual gross rents
- Over 250 parking spaces (1/184)
- Fixed operating costs
- 7.376% CAP rate
- Long term tenant
- New lease extension
- AAA Idaho State Tenant



Shawn Barton Mobile: 208-329-4610 Email: Shawn@keytoidaho.com

Shawn Barton 208-329-4610 Email: Shawn@keytoidaho.com Web: Shawn.Keytoidaho.com