



For Sale/Lease

6224 W. State Street Boise, ID

Highlights

- Turn-Key Veterinary clinic, surgery center/ICU and animal boarding center for immediate occupancy
- High visibility on heavily traveled State street (29,500 VPD)
- 7 exam rooms
- X-ray room (equipment removed)
- Fully built out Surgery room/prep area and ICU suites
- Lab/Pharmacy areas, provider offices throughout
- Gas plumbed throughout
- Fully fenced outdoor pet-yard
- Outdoor shed included with sale or lease
- Other uses: day care (with CUP), medical, general office

Property Type	Medical Office/Office/Specialty Use
Building Size	3,685 SF
Space Available	3,685 SF
Land Size	0.61 Acres
Pricing	Sale: \$958,100 Lease: \$22.00/SF/YR NNN
Property Access	Lock Box (Call Agent for Instructions)

Sale Price:
\$958,100
\$260/SF

Lease Price:
\$22.00/SF/YR NNN

Contact:
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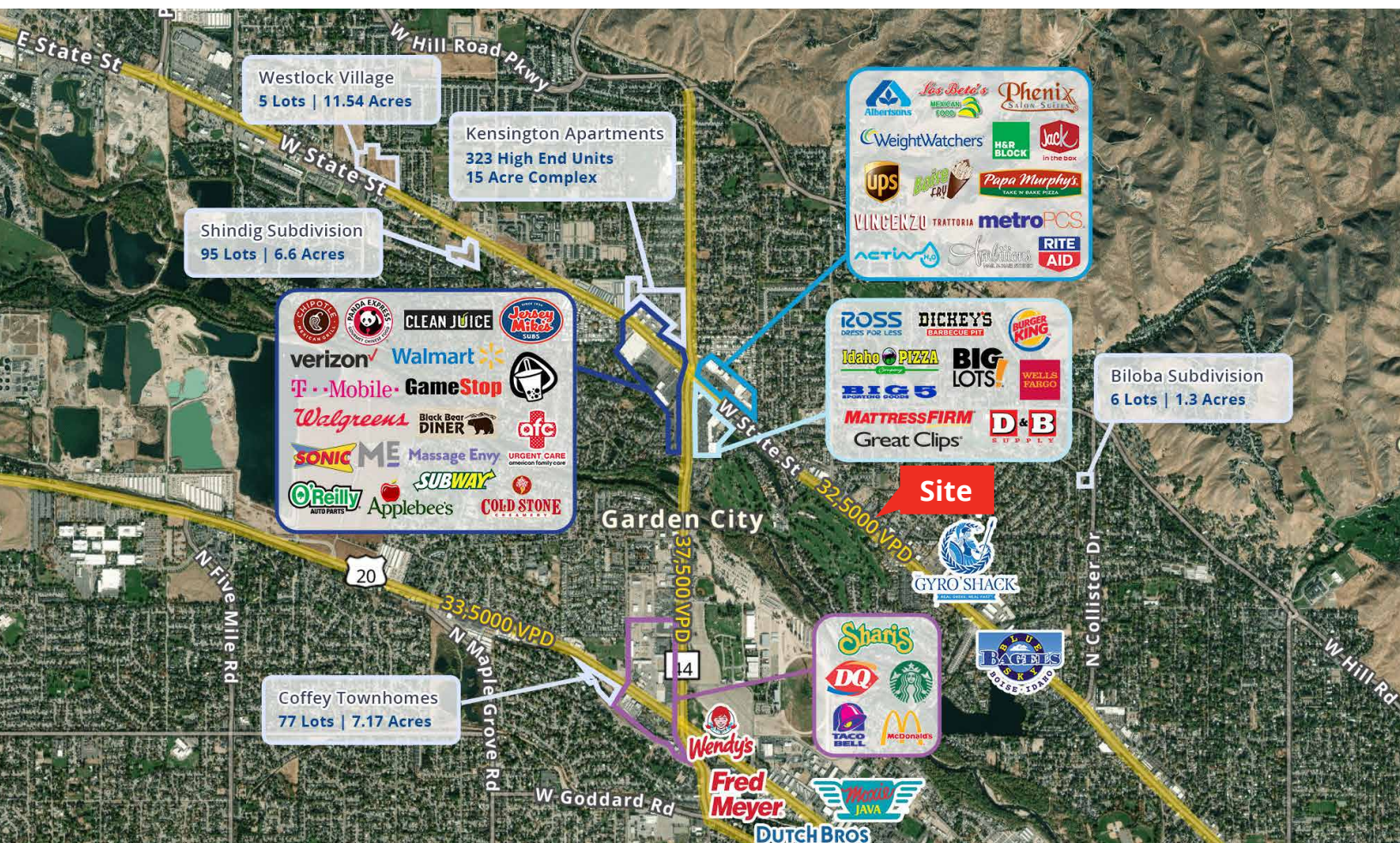
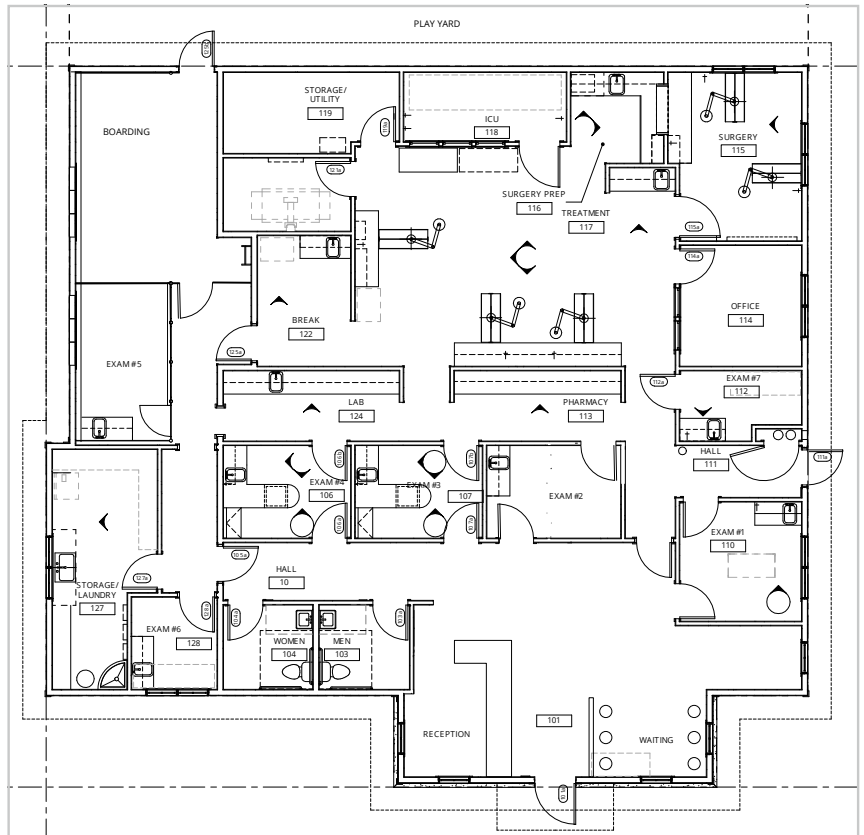
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Demographics

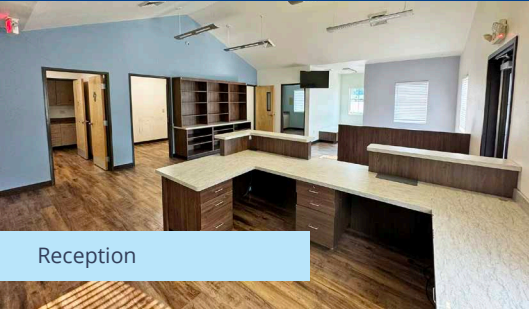
1 Miles	3 Miles	5 Miles
Population		
11,174	74,214	190,696
Households		
5,421	31,653	80,351
Avg. HH Income		
\$110,512	\$110,018	\$111,598

 [Google Map](#)

 [Street View](#)



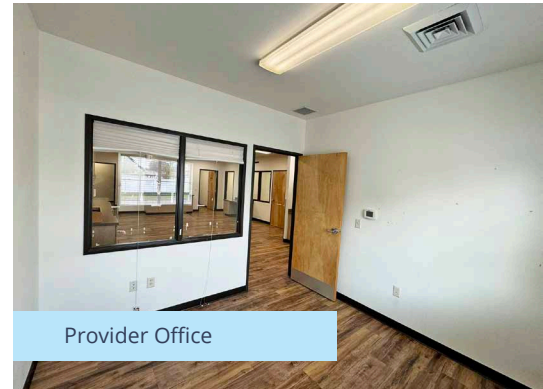
Property Gallery



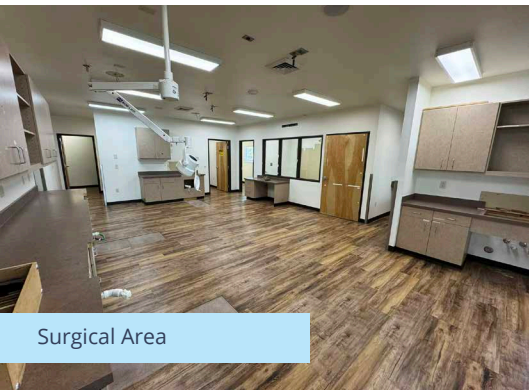
Reception



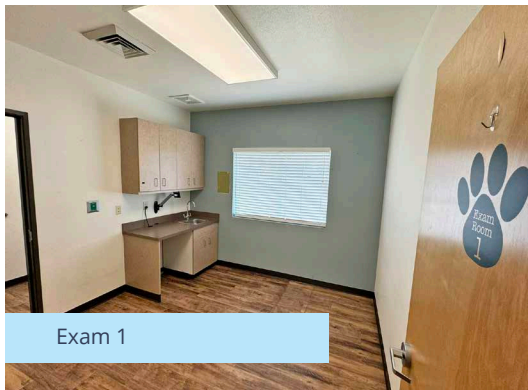
Play Yard



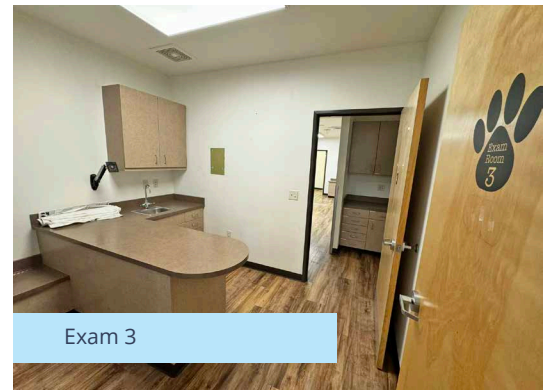
Provider Office



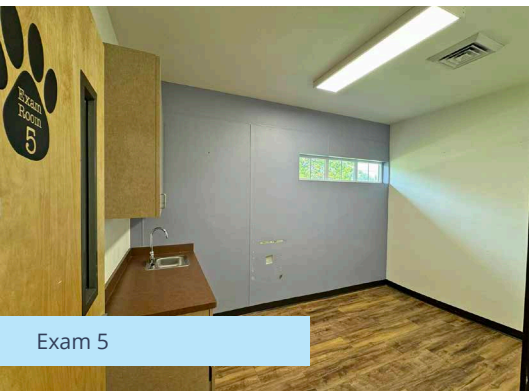
Surgical Area



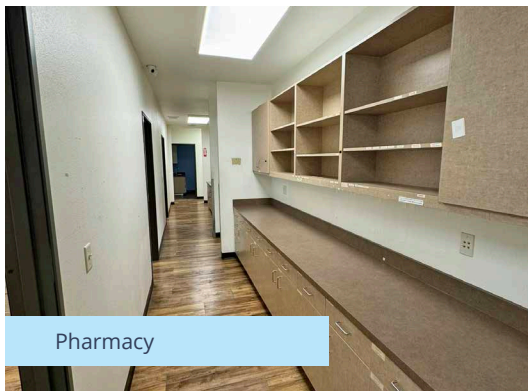
Exam 1



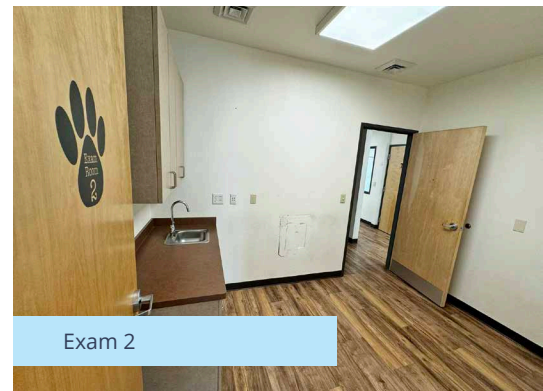
Exam 3



Exam 5



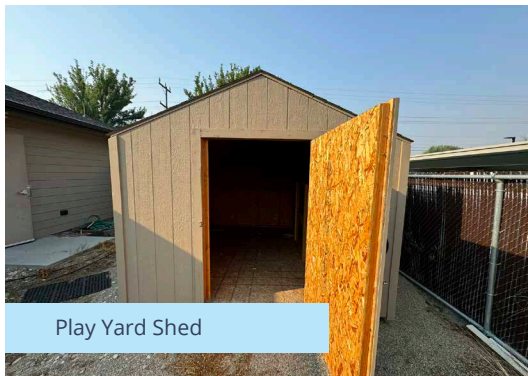
Pharmacy



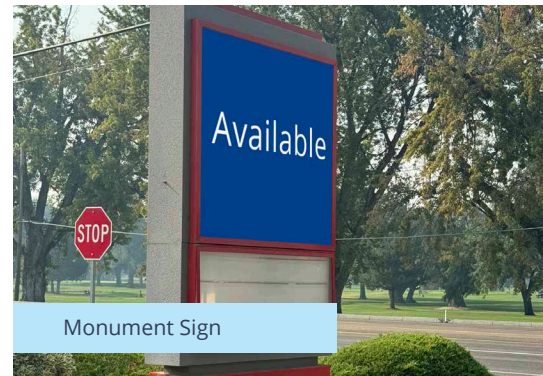
Exam 2



Boarding



Play Yard Shed



Monument Sign



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