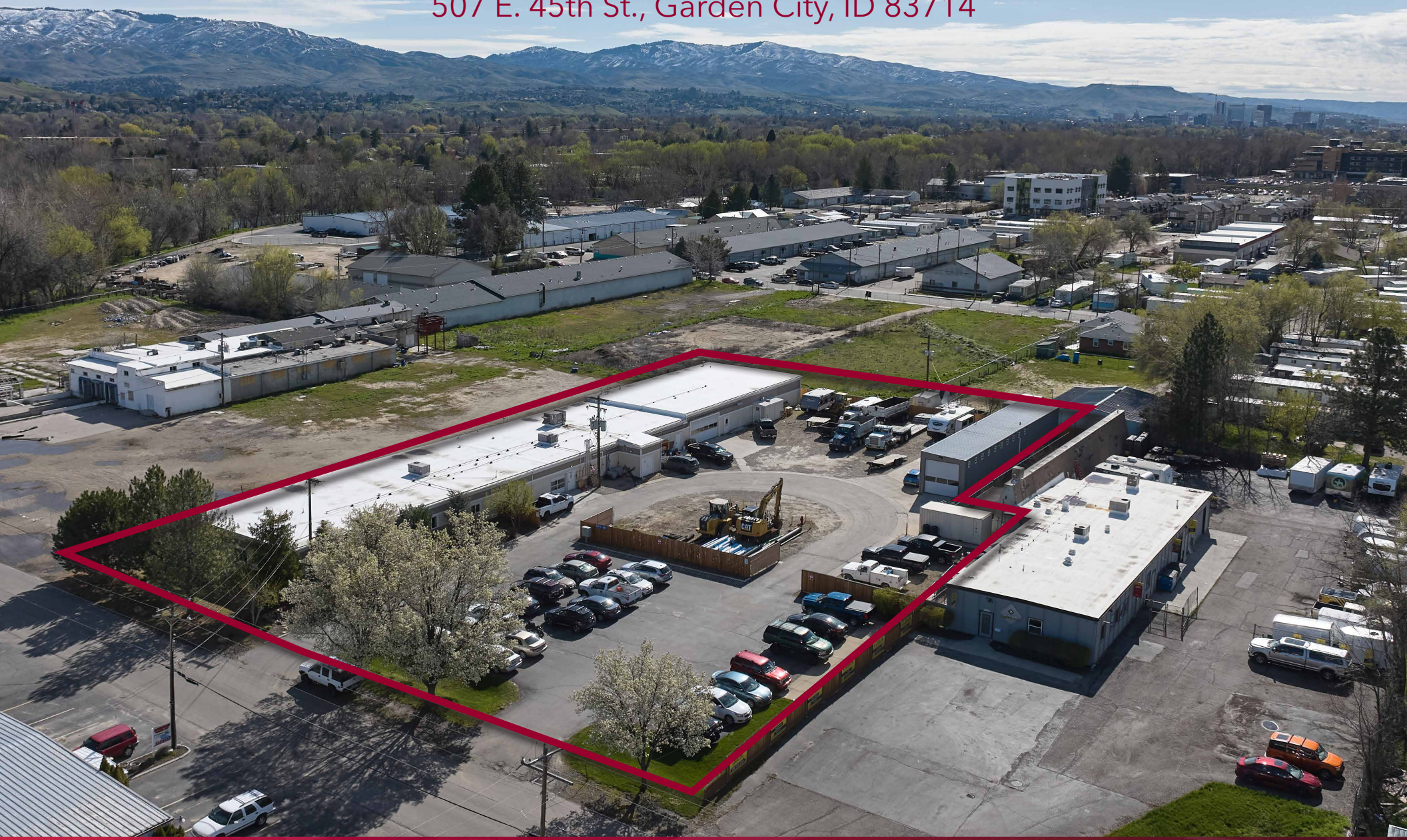


MULTI-TENANT INDUSTRIAL BUILDING FOR SALE

507 E. 45th St., Garden City, ID 83714



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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PROPERTY HIGHLIGHTS



\$3,600,000
SALE PRICE



±13,700 SF
TOTAL BLDG. SIZE

SALE PRICE \$3,600,000

PRICE PER SF \$262.77

SITE AREA 1.29 AC

TOTAL BLDG SF ±13,700

OCCUPANCY 100%

YEAR BUILT 1960

YEAR REMODELED 2019

ROOFING 2024

ZONING C-2

- » This 3 unit industrial building has had over \$1 million in renovations in the last 4 years.
- » Full fire suppression, all HVAC has been rebuilt or replaced (5 units)
- » Front office area offers 3 individual suites with shared kitchenette and bathrooms
- » New landscaping, curbing, irrigation & fencing
- » Parking lot with 30 spaces has been re-sealed & re-striped



PROPERTY OVERVIEW

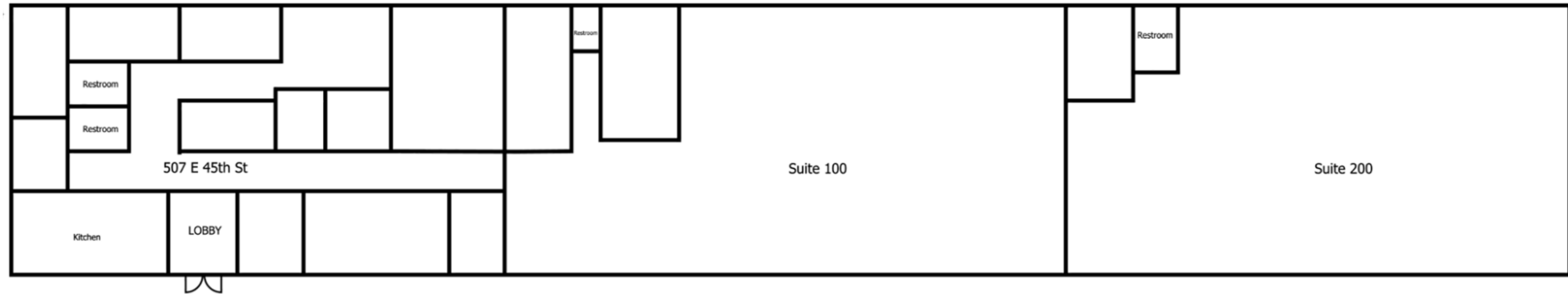
Lee & Associates is pleased to present this one of a kind office/warehouse/flex building in Garden City. Sitting next to the Boise River, this building can be used in a variety of combinations for an owner/user or investment property. Garden city is quickly becoming an area where properties like this are becoming less common.

The office suite offers approximately 4,116 SF of remodeled space that has been built-out to house three separate tenants (currently one user). The common area includes a shared lobby, very large updated kitchen/breakroom and refined bathrooms. In line with the office is approximately 10,000 SF of clean warehouse with a variety of roll-up doors and small built out offices; all recently renovated. The green-conscious renovation of this property included all new LED lighting resulting in significant savings in Idaho Power utility costs each year.

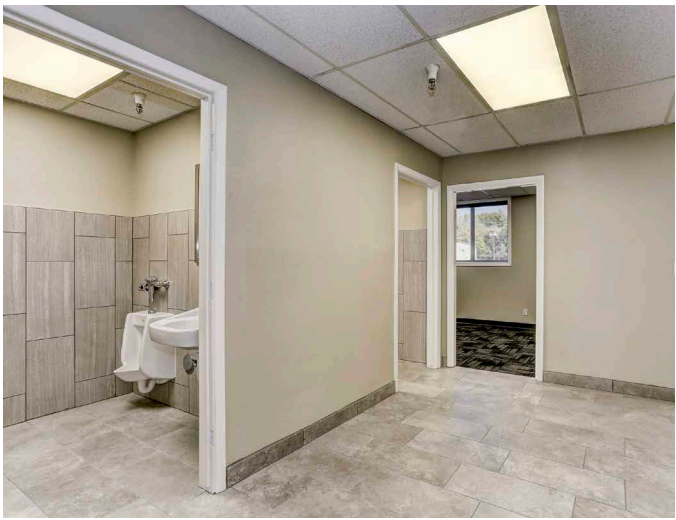
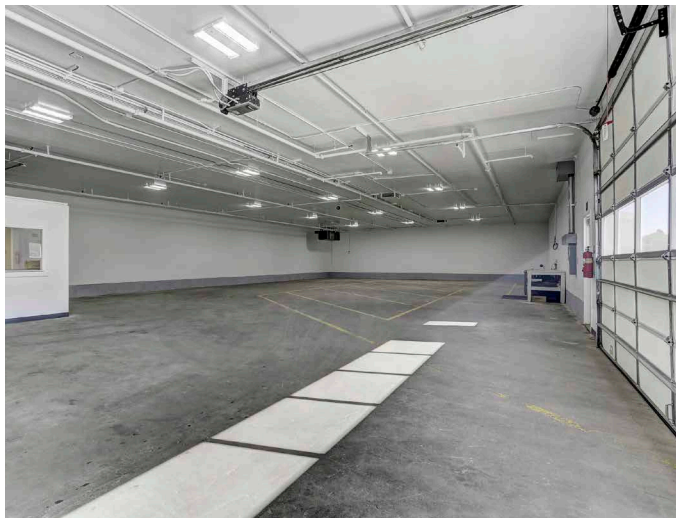
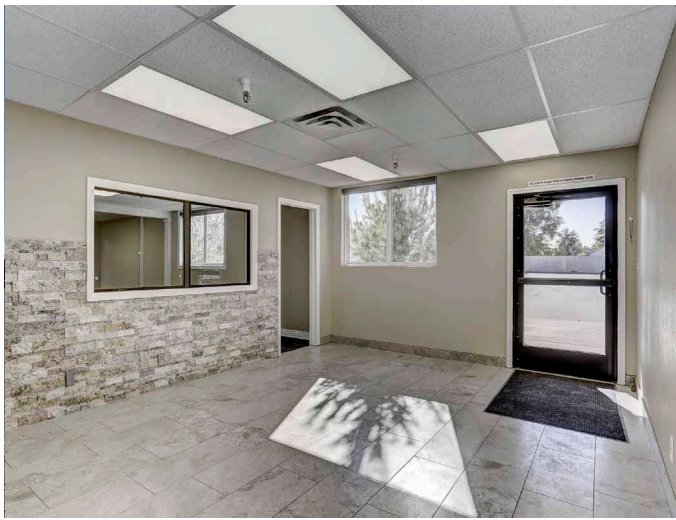
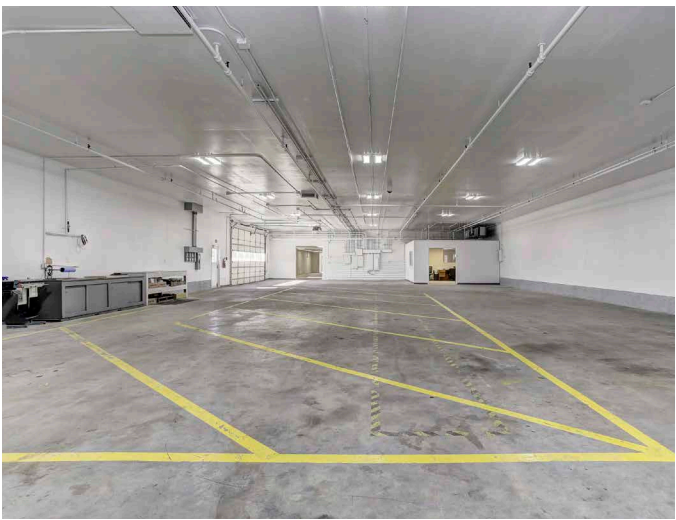
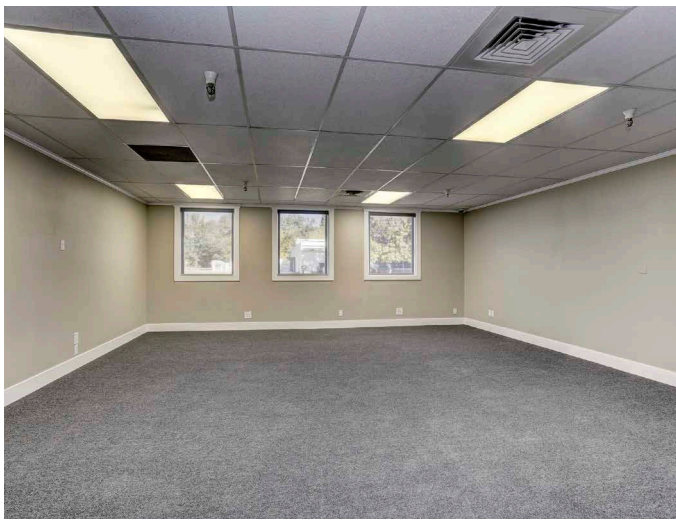
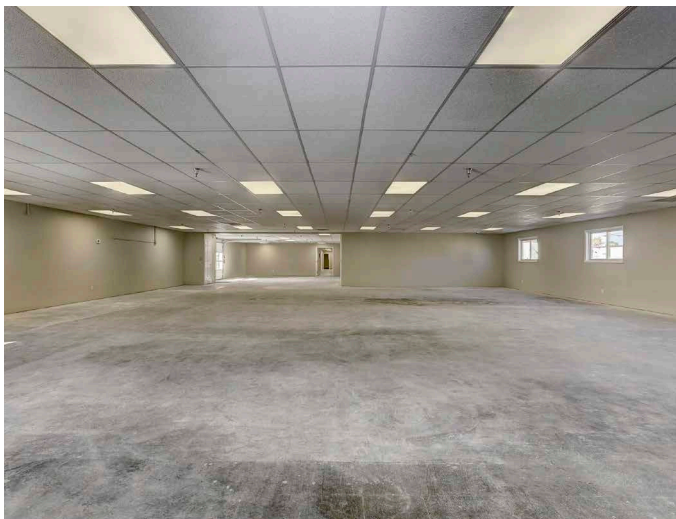
The parking lot in the front of the building holds 30 cars and there is a contractors yard that is $\pm 20,000$ SF that is being leased currently. There is also a 232 SF outbuilding with a roll up door that is being leased, which has plenty of power and a bathroom.



FLOOR PLAN & UPGRADES



UPGRADES	
IMPROVEMENT	COMPLETED
HVAC Rebuilt or Replaced	2019
LED Lighting throughout	2020
New Plumbing & Irrigation	2020
New Sewer & Water Lines	2020
New Curbing	2020
New Fencing	2020
New Roofing	2024
Parking Lot Resealed/Restriped	2021



AERIAL

DOWNTOWN BOISE
8 MIN. | 3.9 MI.

Jacksons

J's Ultimate Hand Car Wash

ALL MY SONS
MOVING & STORAGE

Golden Wok

Tacos
el
Rey

Happy
CAMPER
RV Sales

Get the Funk Out
Laundromat

NORTH END
ORGANIC NURSERY

N. Curtis Rd.

N. Adams St.



SURROUNDING DEVELOPMENTS



**SURROUNDING
DEVELOPMENTS**

SUBMARKET

DEMOGRAPHIC HIGHLIGHTS

This subject property is positioned in one of the many cities that are quickly expanding. Garden City has quickly transformed and has increased a little over 600 residents since 2020. In a three-mile radius of the property, it's projected that the population will increase by 1.3% annually by 2028.

BOISE METROPOLITAN STATISTICAL AREA IN THE NEWS:

"Over 800,000 people live in the Boise Metro, and we're welcoming more every day. In fact, in 2019 we were the second-fastest growing metro in the nation, and from 2010 - 2019 our population grew more than three times faster than the national average. This rapid growth - both from in-migration and retention - is fueled by the draw of recreational and cultural amenities occurring simultaneously with the economic pull of strong jobs."

bvep.org



LOCATION & DEMOGRAPHICS

RESIDENTIAL DEVELOPMENT

The Treasure Valley area has experienced strong growth in demand and steadily increased pricing in single-family residences since 2010. In addition, Garden City has experienced residential growth and grew 5.1% between 2010-2022. The estimated number of households for 2023 in a three-mile radius is 49,633. With this growth, the estimated median household income in a three-mile radius is roughly \$57,662.

LOCATION HIGHLIGHTS

The subject property is ideally positioned within close proximity to the I-84. This placement offers multiple points of excellent access to the major transportation artery of the Treasure Valley. The property is also minutes away from Downtown Boise and The Boise Airport.

BOISE, IDAHO

8 min.
3.9 mi.

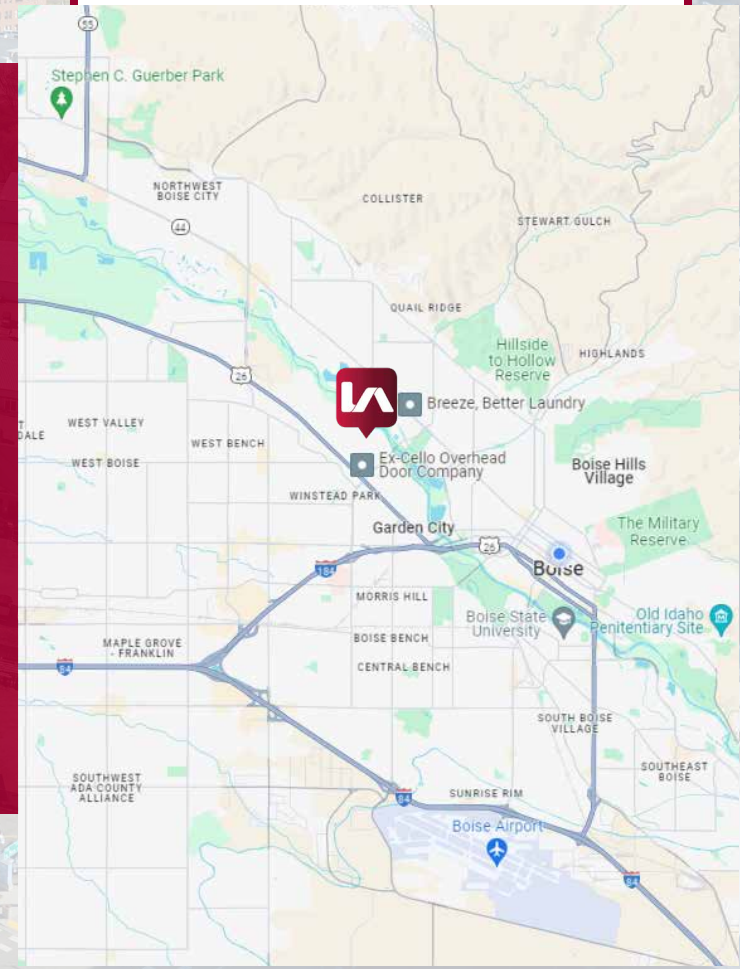
to Downtown Boise

14 min.
6.7 mi.

to Boise Airport

"Consistently in the top 10 metros for net migration, the Boise Metro is undoubtedly on the short list for cool places to relocate - and you can bring the whole family along. New graduates, young families and retirees have all found the good life here. The area boasts a little over 800,000 individuals allowing us to feel small but experience BIG."

bvpep.org



CONFIDENTIALITY & DISCLOSURES

The Lee & Associates Idaho, LLC team, as exclusive agents for the seller, is pleased to present the outstanding opportunity to acquire this mixed-use/Neighborhood commercial land located in Star, Idaho.

The information contained in this Offering Memorandum ("Offering") is confidential, furnished solely for the purpose of a review by a prospective purchaser of 507 E. 45th St., Garden City, ID 83714 (the "Property"), and is not to be used for any other purpose or made available to any other person without the express written consent of Lee & Associates Idaho, LLC (the "Broker"). The material is based in part upon information supplied by the Owner, and in part upon information obtained by the Broker from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the Owner, the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

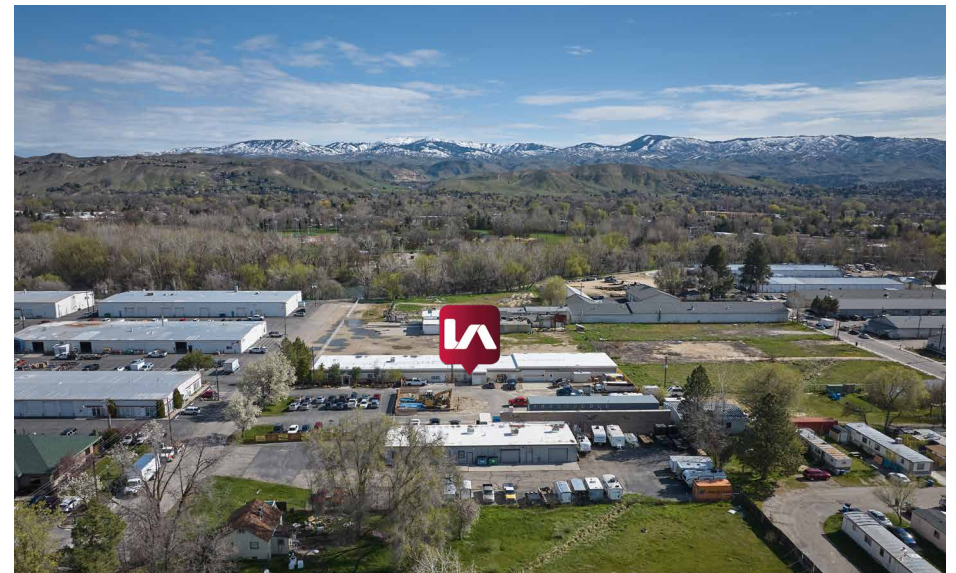
This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, en-

dorsement or advice as to the value of the property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived. The Brokers are not authorized to make any representations or agreements on behalf of the Owner.

This Offering Memorandum is the property of the Broker and may be used only by parties approved by the Broker and the Owner. The Property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to Lee & Associates Idaho, LLC immediately upon request of Lee & Associates or the Owner and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Lee & Associates Idaho, LLC and the Owner.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.





**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

FOR MORE INFORMATION, PLEASE CONTACT

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