

investment property for sale



*****do not disturb occupant. contact agent for showings.*****

property details

**3010 w state st
boise, id 83703**

- high visibility office building on major thoroughfare into downtown
- easy access to downtown and the connector
- 33,000+ cars per day
- 7528 square feet building
- built in 1967
- 0.35 acres zoned C-2D
- hard to find true triple-net investment property
- 3 year leaseback @ \$4000/month NNN

for sale

\$650,000

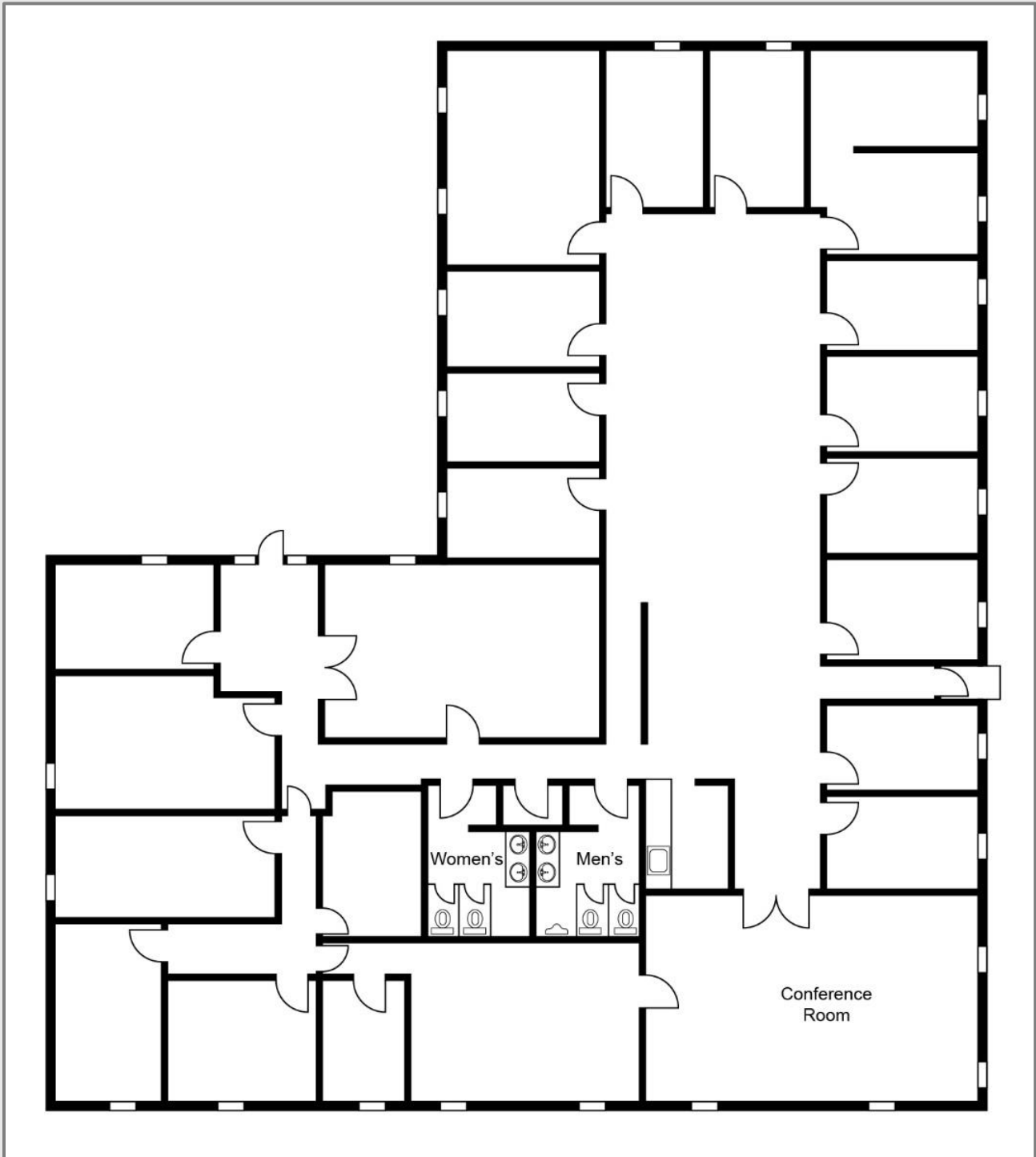
**7% cap rate
(~\$86/sf)**

contact jay story ccim

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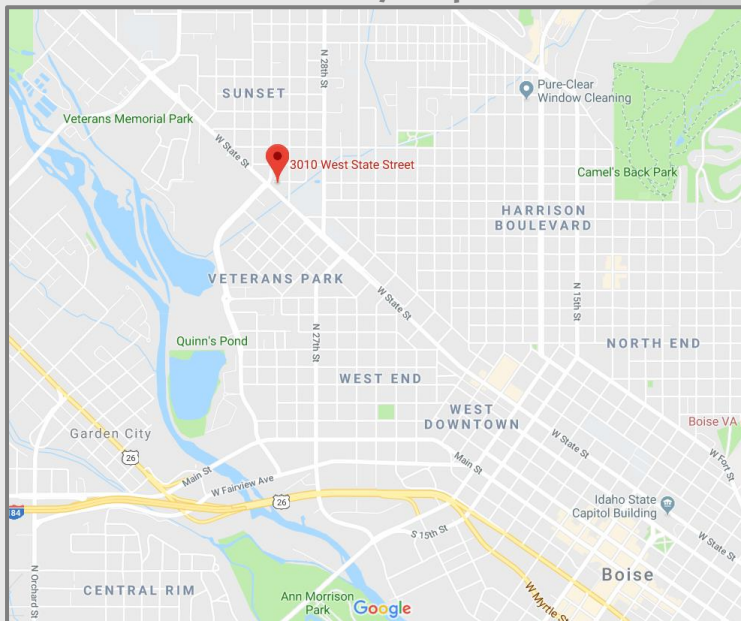
floor plan



financials

Annual Property Operating Data		
3010 West State St, Boise, ID		
Income		2020
Base Rent	Square Feet	Annual Rent
3010 West State St, Boise, ID	7,528	\$ 48,000
Potential Base Rental Income:	7,528	\$ 48,000
Property Taxes, Insurance, and CAM Income		
Other Income		\$ -
Subtotal:		\$ -
Total Potential Rental Income:		\$ 48,000
- Vacancy/Credit Loss (5%)		\$ 2,400
Effective Operating Income:		\$ 45,600
+ Other Income		\$ -
Gross Operating Income:		\$ 45,600
- Annual Operating Expenses (NNN Lease)		
Property Taxes		\$ -
Hazard Insurance (estimate)		\$ -
Utilities		\$ -
Maintenance & Repair		\$ -
Miscellaneous		\$ -
Total Expenses:		\$ -
TOTAL ANNUAL EXPENSES		\$ -
NET OPERATING INCOME		\$ 45,600

vicinity map



photos

