

prime retail investment property for sale



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

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property details

**4091 w state st
boise, id 83702**

- great opportunity to acquire a well-established restaurant property w/ excellent tenant: The Lift
- great building access & visibility w/ corner location
- below replacement cost
- traffic counts ~38,200vpd
- current tenant lease ends 10/30/2021 w/ renewal options at fair market value
- plentiful off-street parking newer roof
- 2500sf building
- 0.76 acres zoned C-2D

for sale

\$645,000

**cap rate = 5.25%
(NOI ~ \$34,000/yr)**

financials

Annual Property Operating Data					
4091 W State St, Boise, ID					
Income				2018	
Property			Square Feet	Annual Rent	\$/SF
4091 W State St, Boise, ID			2,500	\$ 46,200	\$18.48
Total			2,500	\$ 46,200	\$18.48
Vacancy (5%)				\$ 2,310	\$0.92
Effective Gross Income				\$ 43,890	\$17.56
Other Income				\$ -	\$0.00
Gross Operating Income				\$ 43,890	\$17.56
Annual Operating Expenses Estimated					
	Fixed Expenses				
				\$ 8,478	\$3.39
				\$ 750	\$0.30
			Total Fixed Expenses:	\$ 9,228	\$3.69
	Variable Expenses				
				\$ 750	\$0.30
				\$ -	\$0.00
			Total Variable Expenses:	\$ 750	\$0.30
TOTAL ANNUAL EXPENSES				\$ 9,978	\$3.99
NET OPERATING INCOME				\$ 33,912	\$13.56

demographics

Summary	1 mile	2 mile	3 mile
Population	13,655	40,633	85,008
Households	5,897	18,285	38,470
Families	2,998	9,377	19,396
Average Household Size	2.29	2.20	2.15
Owner Occupied Housing Units	2,834	9,984	20,556
Renter Occupied Housing Units	3,063	8,301	17,914
Median Age	36.8	38.3	38.3
Median Household Income	\$44,538	\$51,525	\$49,742
Average Household Income	\$61,532	\$72,053	\$69,679

*Provided by ESRI.

vicinity map

