



SALE INFORMATION

SALE PRICE: \$499,000
BUILDING SIZE: 4,032
LOT SIZE: .38 AC

LEASE INFORMATION

SUITE: 1433-1455
LEASE RATE: \$10.95 SF/Yr
LEASE TYPE: NNN
AVAILABLE SF: 4,032

BUILDING DATA

YEAR BUILT: 1985
PARKING SPACES: 17
ZONING: R-3/D

SHOWING INSTRUCTIONS Lockbox on door

PROPERTY OVERVIEW

This property is being offered for sale or lease making it ideal for an owner, user, investor, or tenant. An owner/user could occupy both units or lease one out for additional income. This is a great option for a tenant looking for a good location at a great value.

LOCATION OVERVIEW

Property is centrally located in West Boise near the intersection of Cole and Fairview. Nearby retailers include Albertsons, CVS, Starbucks, US Bank, Axiom Fitness, Winco, Walgreens, soon to be Primary Health and Maverick

PROPERTY HIGHLIGHTS

- High visibility on Cole Road across from Albertsons
- Freestanding building Condo plat allows you to own one unit and sell the other or keep for cash flow
- Asking price below replacement costs

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
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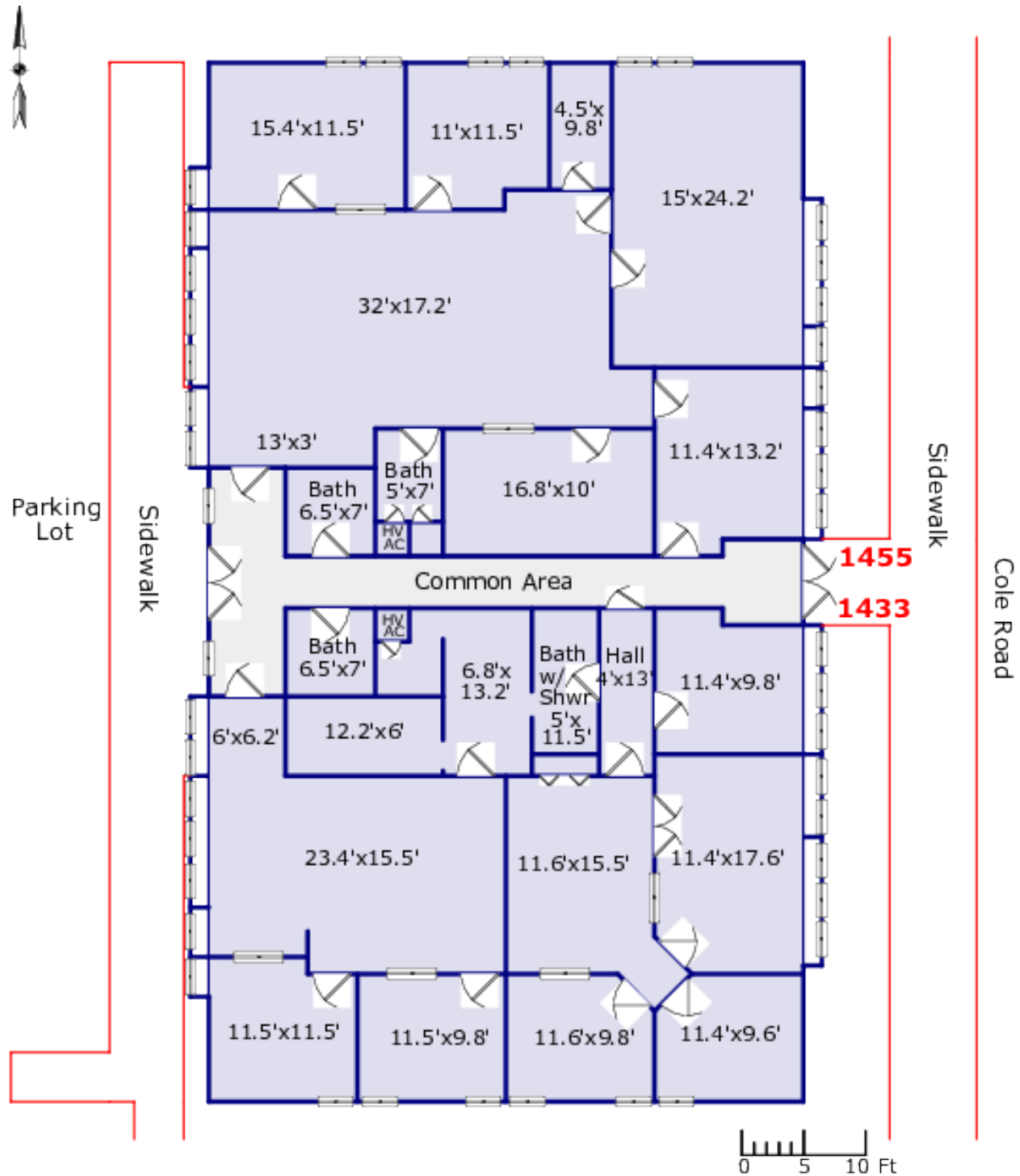
OFFICE FOR SALE/LEASE
1433 N. COLE RD.
Boise, ID 83704



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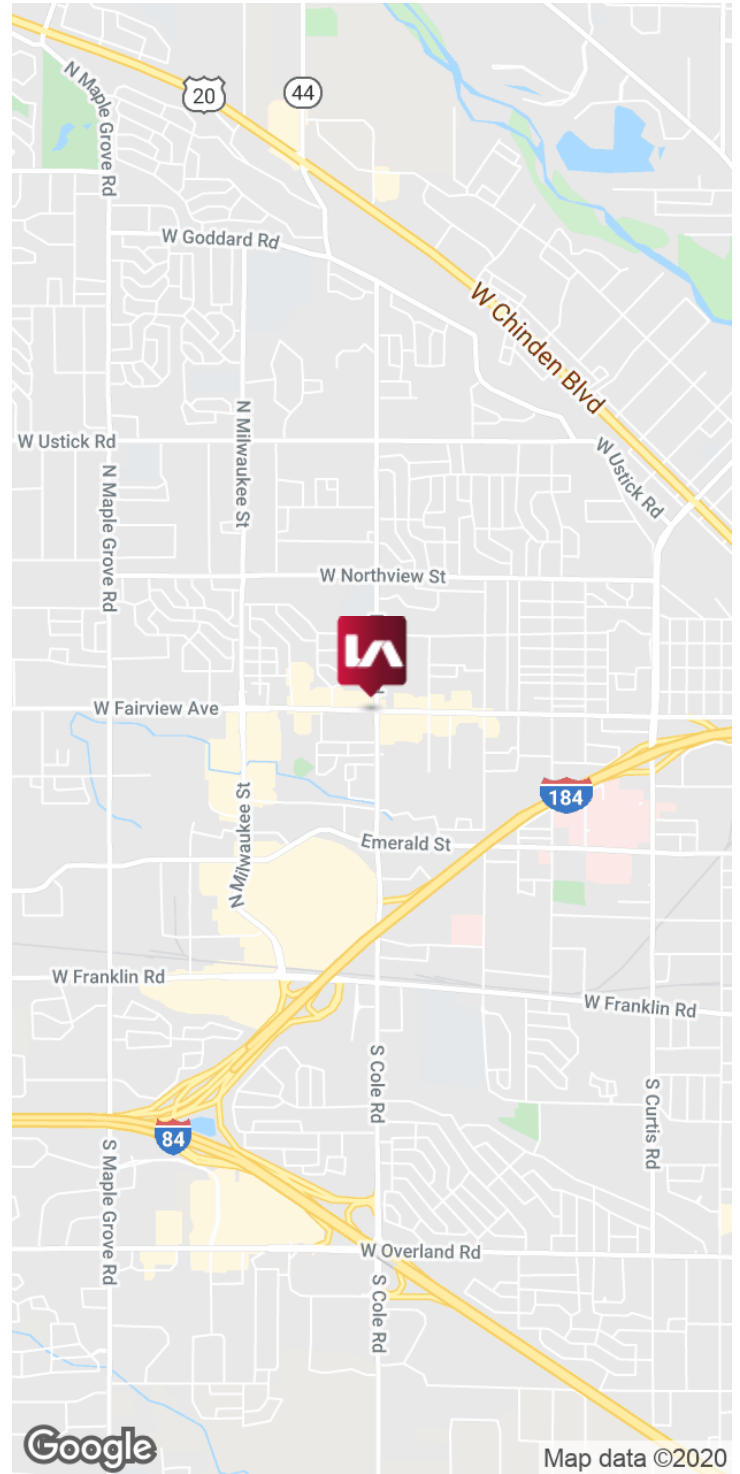
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COMMERCIAL REAL ESTATE SERVICES
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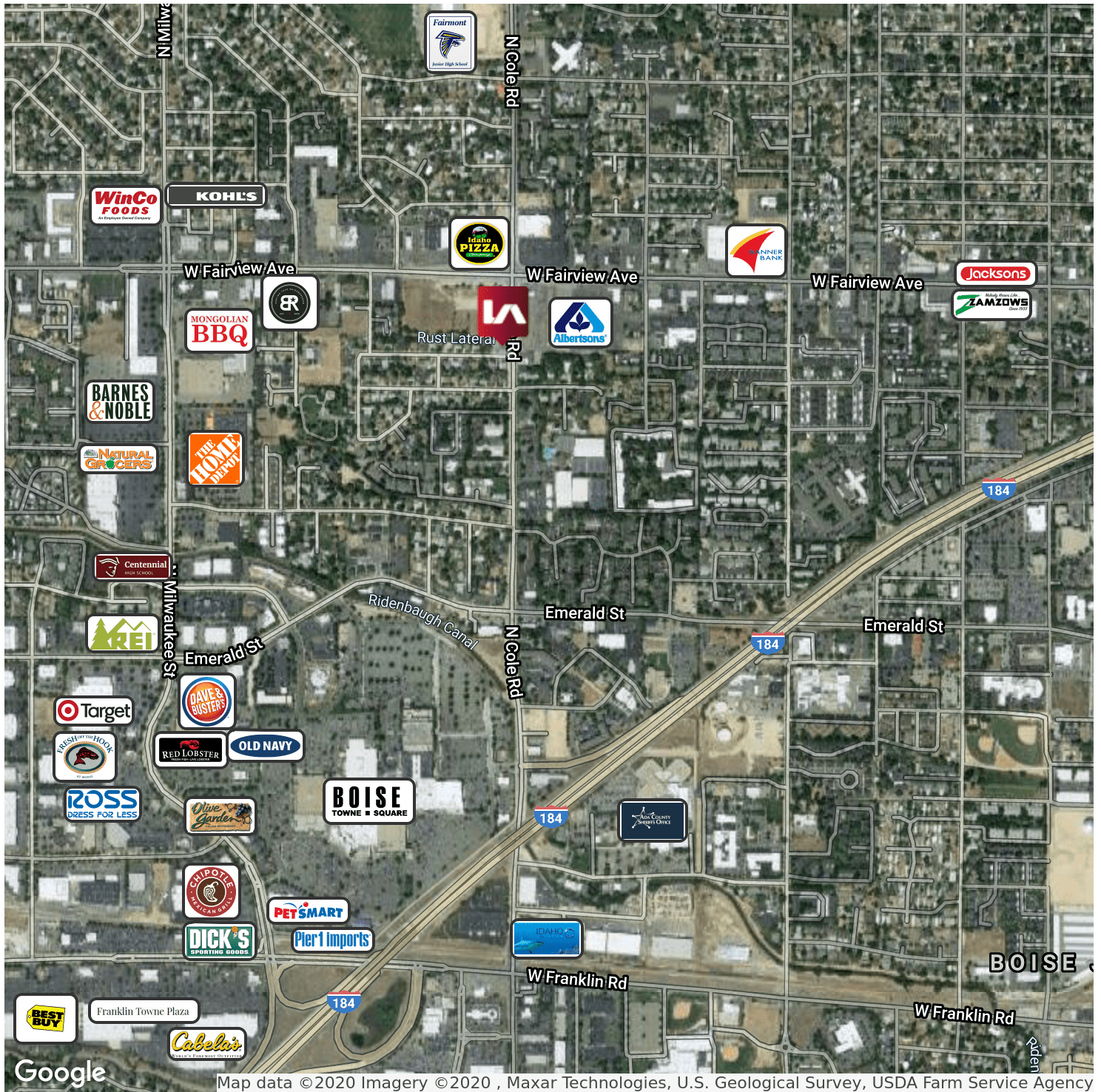
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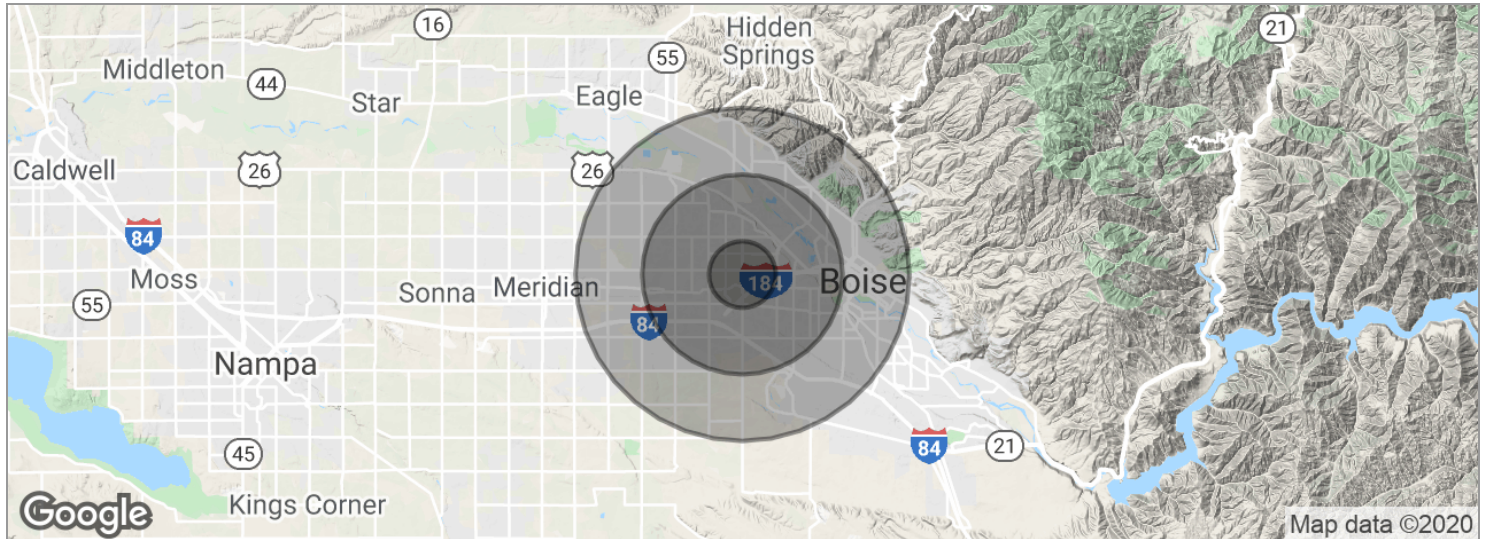


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POPULATION

1 MILE

3 MILES

5 MILES

Total population	12,463	95,406	219,168
Median age	32.5	35.2	35.5
Median age (Male)	32.2	33.9	34.6
Median age (Female)	32.8	36.4	36.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total households	5,478	40,074	91,456
# of persons per HH	2.3	2.4	2.4
Average HH income	\$47,304	\$52,379	\$58,950
Average house value	\$179,483	\$177,820	\$210,454

* Demographic data derived from 2010 US Census

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