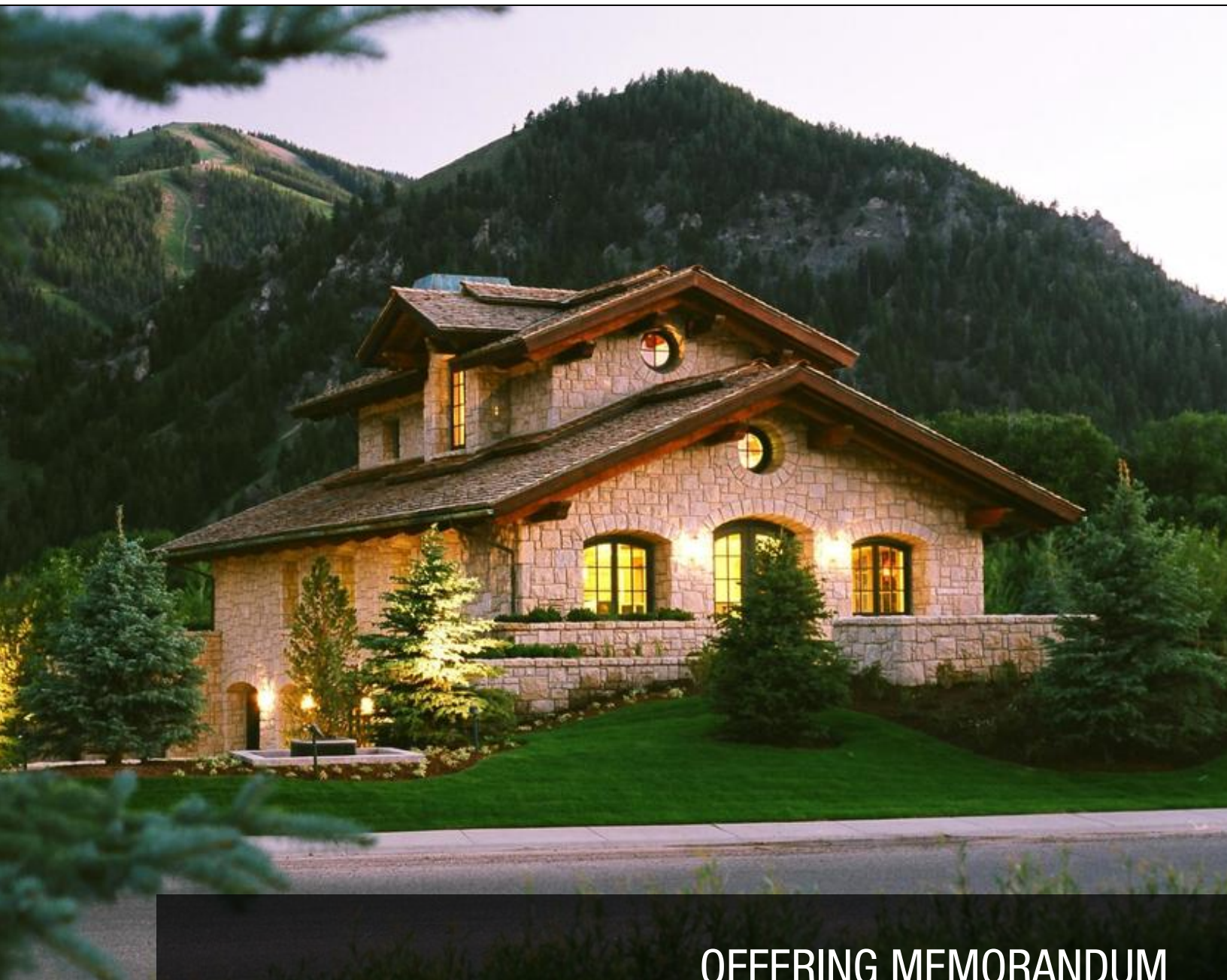


100 Lindsay Cir.

KETCHUM, ID



OFFERING MEMORANDUM

KW COMMERCIAL
680 Sun Valley Road
Ketchum, ID 83340

PRESENTED BY:

NATHAN FIERMAN
Managing Director, Associate Broker
O: 208.309.0438
nathanfierman@kw.com
ID #AB26878

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KETCHUM, ID

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100 LINDSAY CIR.

PROPERTY INFORMATION

1

EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$4,950,000
LOT SIZE:	0.56 Acres
YEAR BUILT:	1994
BUILDING SIZE:	4,835 SF
ZONING:	Ketchum/LI-3 (Light Industrial)
MARKET:	Boise
SUBMARKET:	Ketchum/Sun Valley
PRICE / SF:	\$1023.78

PROPERTY OVERVIEW

Extraordinary and very special three level, 4,835sf office building in Ketchum, ID. Only the finest materials used. The entire building is a piece of art.

PROPERTY HIGHLIGHTS

- Old world, classic architecture
- French Limestone throughout
- Beautiful wood, tile, hand made steel appointments
- Interior masonry and rock walls
- High-end kitchen
- Air Conditioning
- Radiant Floor Heating
- Heated paver driveway
- Fire Sprinklers

Property Description



PROPERTY OVERVIEW

Extraordinary and very special three level, 4,835sf office building in Ketchum, ID. Only the finest materials used. The entire building is a piece of art.

LOCATION OVERVIEW

On the corner of Lindsay Cir. and Northwood Way. It is visible from Saddle Road.

Property Details

SALE PRICE

\$4,950,000

LOCATION INFORMATION

Building Name	100 Lindsay Cir.
Street Address	100 Lindsay Cir.
City, State, Zip	Ketchum, ID 83340
County/Township	Blaine
Market	Boise
Submarket	Ketchum/Sun Valley
Cross Streets	Saddle and Lindsay Circle
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 75
Nearest Airport	18 miles

BUILDING INFORMATION

Building Size	4,835 SF
Price / SF	\$1023.78
Year Built	1994
Building Class	A
Number Of Floors	3
Gross Leasable Area	4,835 SF
Load Factor	Yes
Construction Status	Existing
Framing	Stick/Masonry
Condition	Excellent
Roof	Shake/Shingle
Free Standing	Yes
Number Of Buildings	1
Walls	Masonry
Exterior Walls	Stone/Rock

PROPERTY DETAILS

Property Type	Office Building
Property Subtype	Office Building
Zoning	Ketchum/LI-3 (Light Industrial)
Lot Size	0.56 Acres
APN#	RPK04990000050
Submarket	Ketchum/Sun Valley
Corner Property	Yes
MLS ID#	19-324435

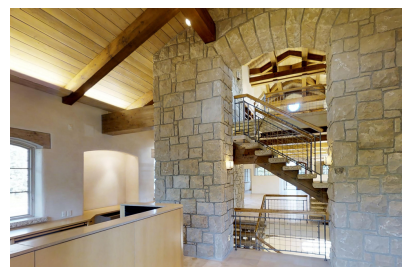
PARKING & TRANSPORTATION

Street Parking	Yes
Parking Description	2 car garage, public parking

UTILITIES & AMENITIES

Handicap Access	Yes
Exterior Description	Stone/Rock
Interior Description	French limestone through out. Built with the finest materials.

Additional Photos



100 LINDSAY CIR.

LOCATION INFORMATION

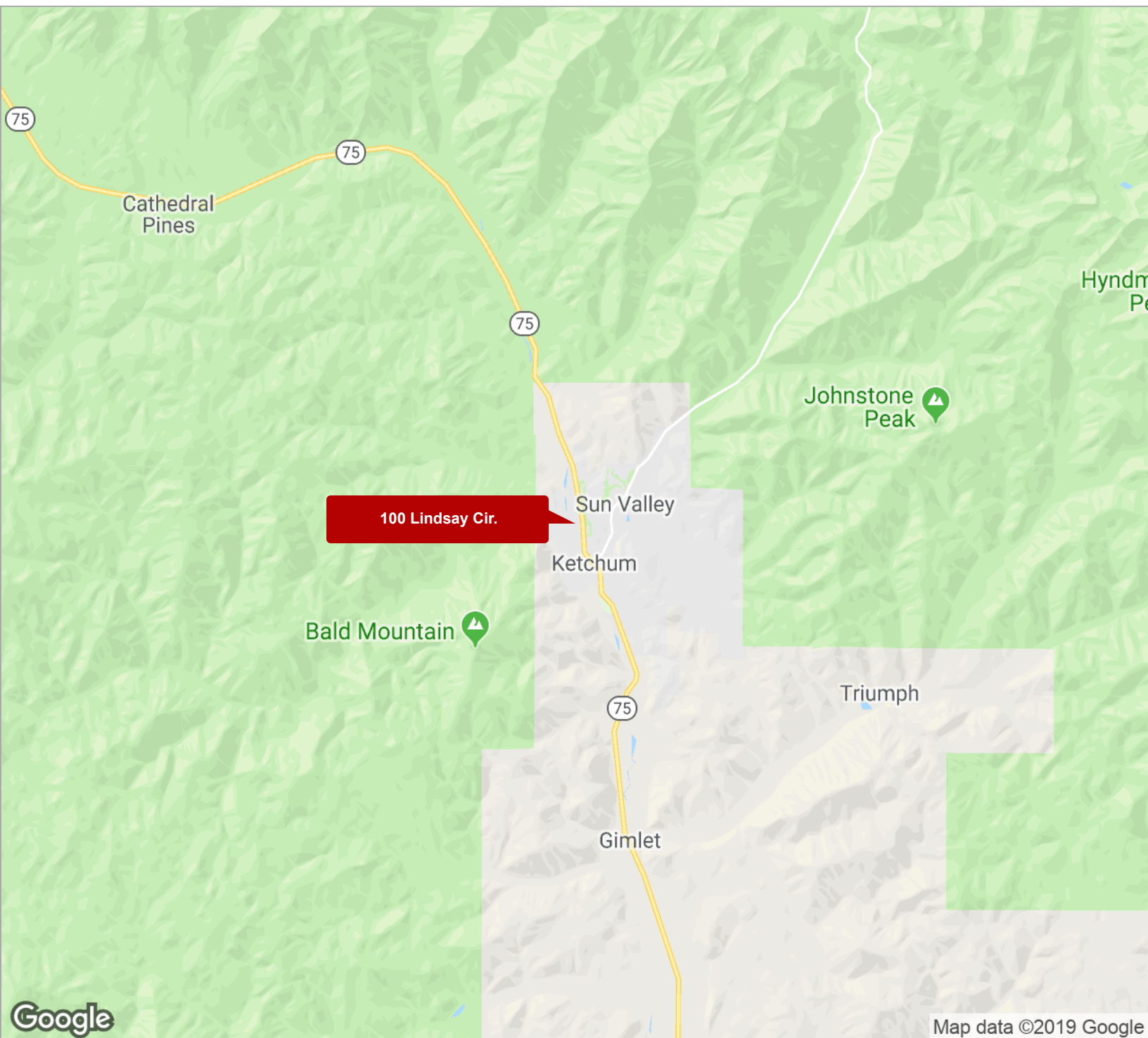
2

REGIONAL MAP

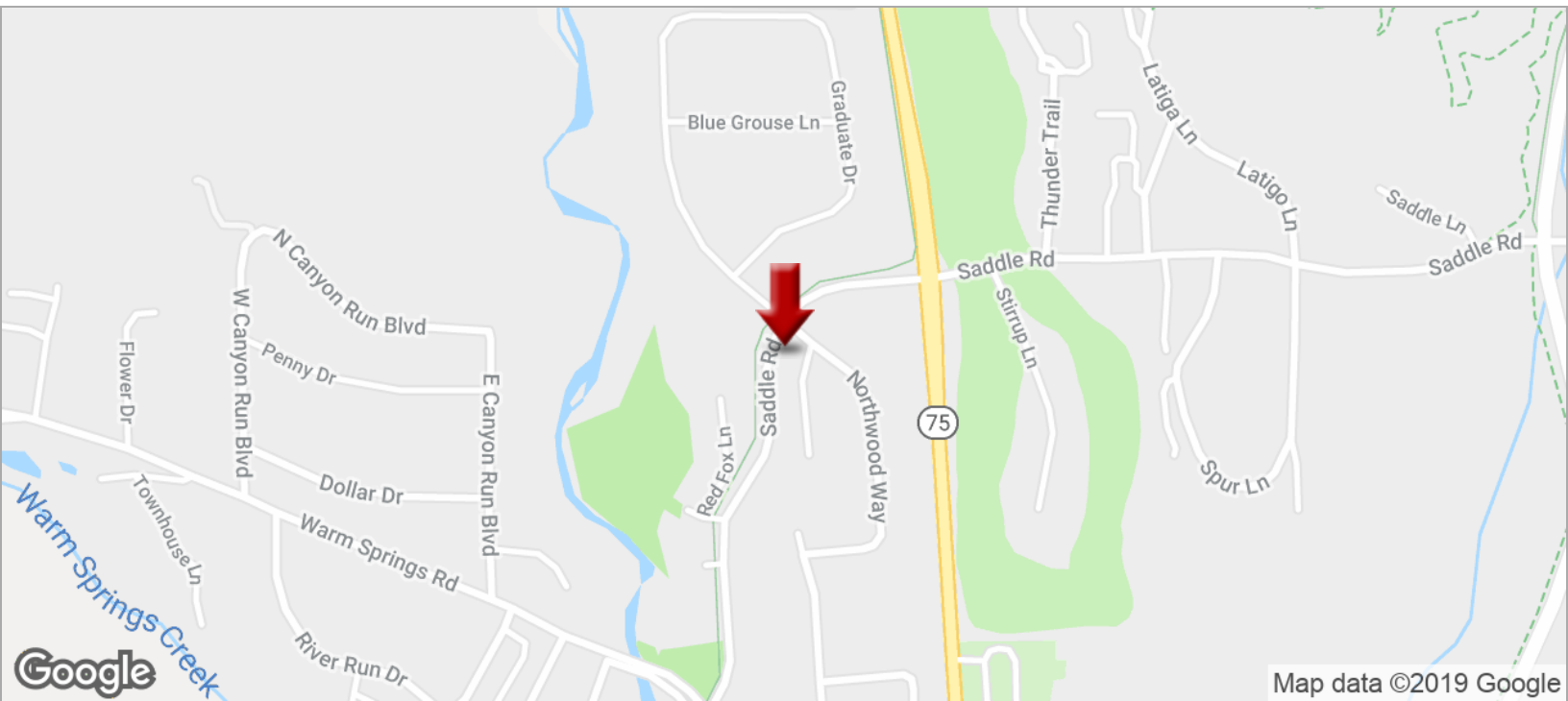
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



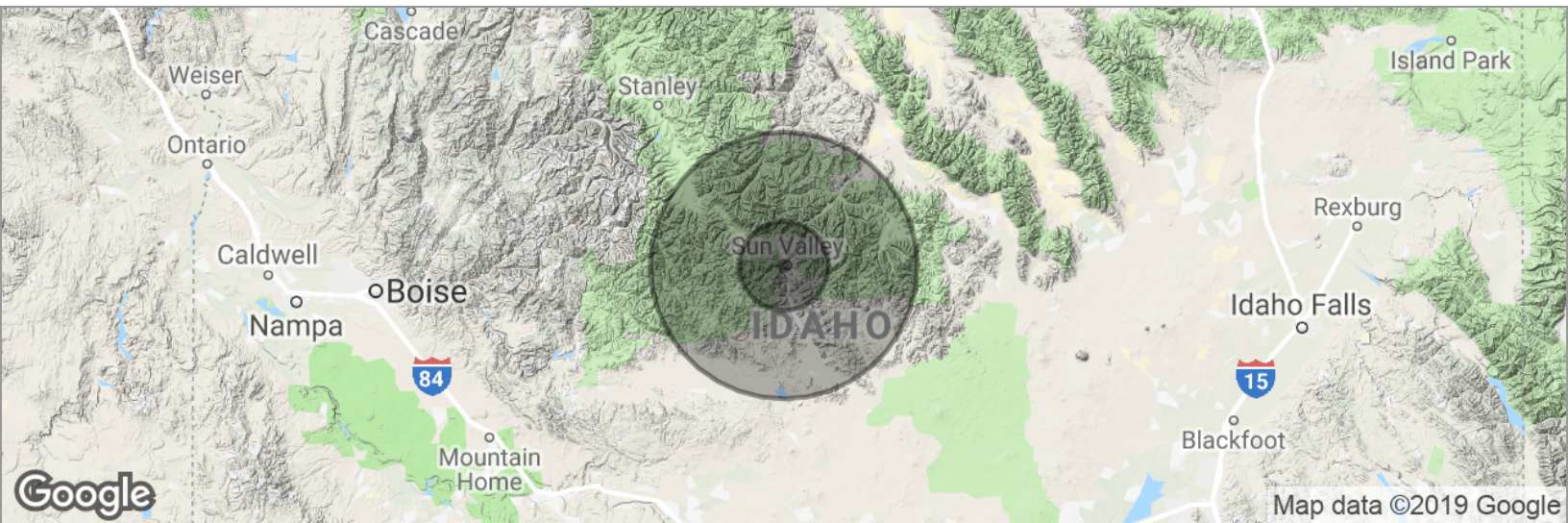
100 LINDSAY CIR.

DEMOGRAPHICS

3

DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	10 MILES	30 MILES
Total population	22	4,172	21,980
Median age	43.2	42.9	40.2
Median age (male)	40.6	38.8	37.8
Median age (Female)	45.2	45.6	42.1
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	11	1,798	9,466
# of persons per HH	2.0	2.3	2.3
Average HH income	\$96,220	\$83,808	\$80,021
Average house value		\$491,220	\$483,478

* Demographic data derived from 2010 US Census