

THORNTON

OLIVER

KELLER

COMMERCIAL REAL ESTATE

Experience Results.

Sale Offering

1675 N Mitchell St

Boise, ID 83704

Presented By:

Mike Greene, CCIM & Peter Oliver, CCIM, SIOR



Executive Summary



**1675 N. Mitchell St.
Boise, ID 83704**

- Attractive architecture and design
- Great curb appeal
- Land for expansion
- Roll up doors and elevator shaft
- Ample parking
- Assumable financing

The Offering

Thornton Oliver Keller Commercial Real Estate is pleased to offer for sale a 7,095 square foot, two-story office building located at 1675 N. Mitchell Street. The building is situated on 1.12 acres which includes excess land to expand the building up to an additional 8,000 square feet.

Terms

Asking Price: \$990,000.00

Terms: Assume existing financing or cash to seller

Please contact agents for existing loan information.

Property Highlights

The property is well designed and offers attractive architecture. Prospective buyers will benefit from the excess land to expand the building up to an additional 8,000 square feet. Further, the property was designed with a back up generator, elevator shaft, small warehouse with 12 foot grade level door and it is fire sprinklered throughout. The combination of these features is a rare find in the market place. The subject property was finished in 2000 and does not appear to show any signs of deferred maintenance. All systems are reported to be in good working order and there is no clear evidence of roof leaks or other structural issues.

Exclusive Agent

Mike Greene, CCIM

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Property Summary

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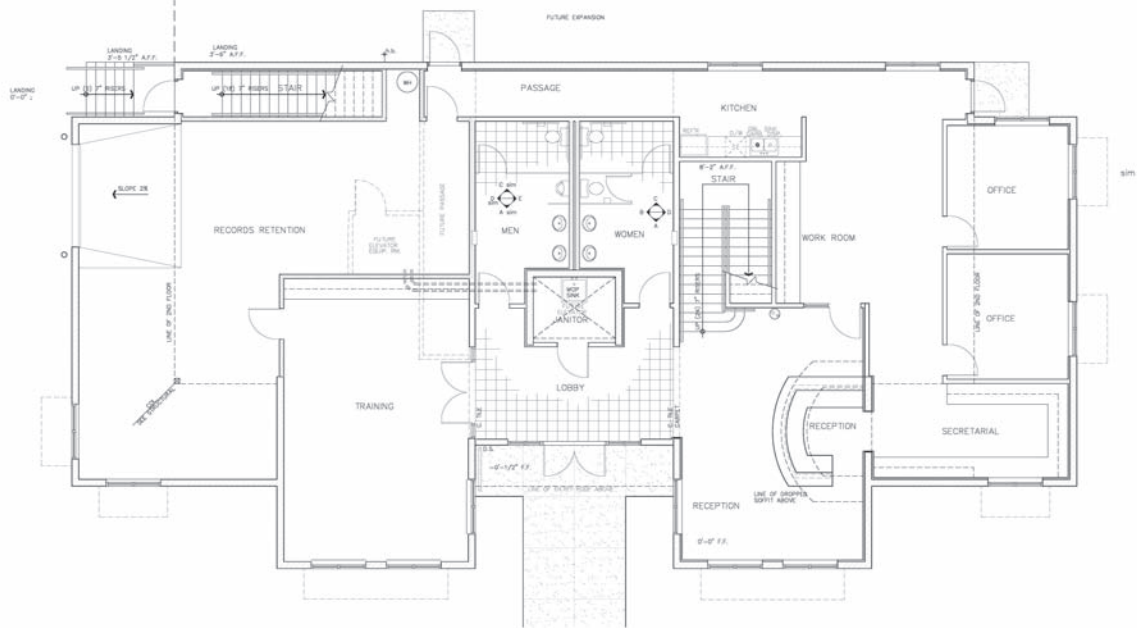
Location

Address: 1675 N. Mitchell St., Boise, ID 83704
Location: Mitchell and Fairview

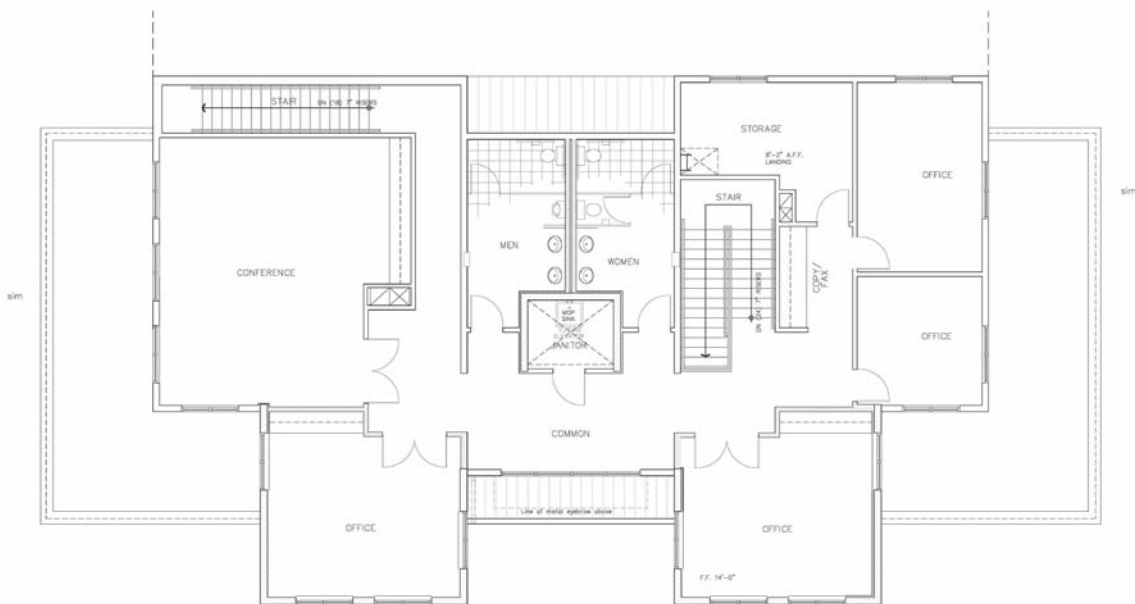
Property Description

Type: Office Building
Building Area: 7,095 SF
Parcel Size: 1.12 Acres
Zoning: C-2D
Completion Date: 2000
Floors: 2
Parking: 38 stalls plus 12 future stalls

FIRST FLOOR



SECOND FLOOR



The information presented has been obtained from sources believed reliable. You are responsible for confirming its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction depends on many factors which should be evaluated through investigation by your advisors.

Property Photographs

1675 N Mitchell St



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Property Photograph

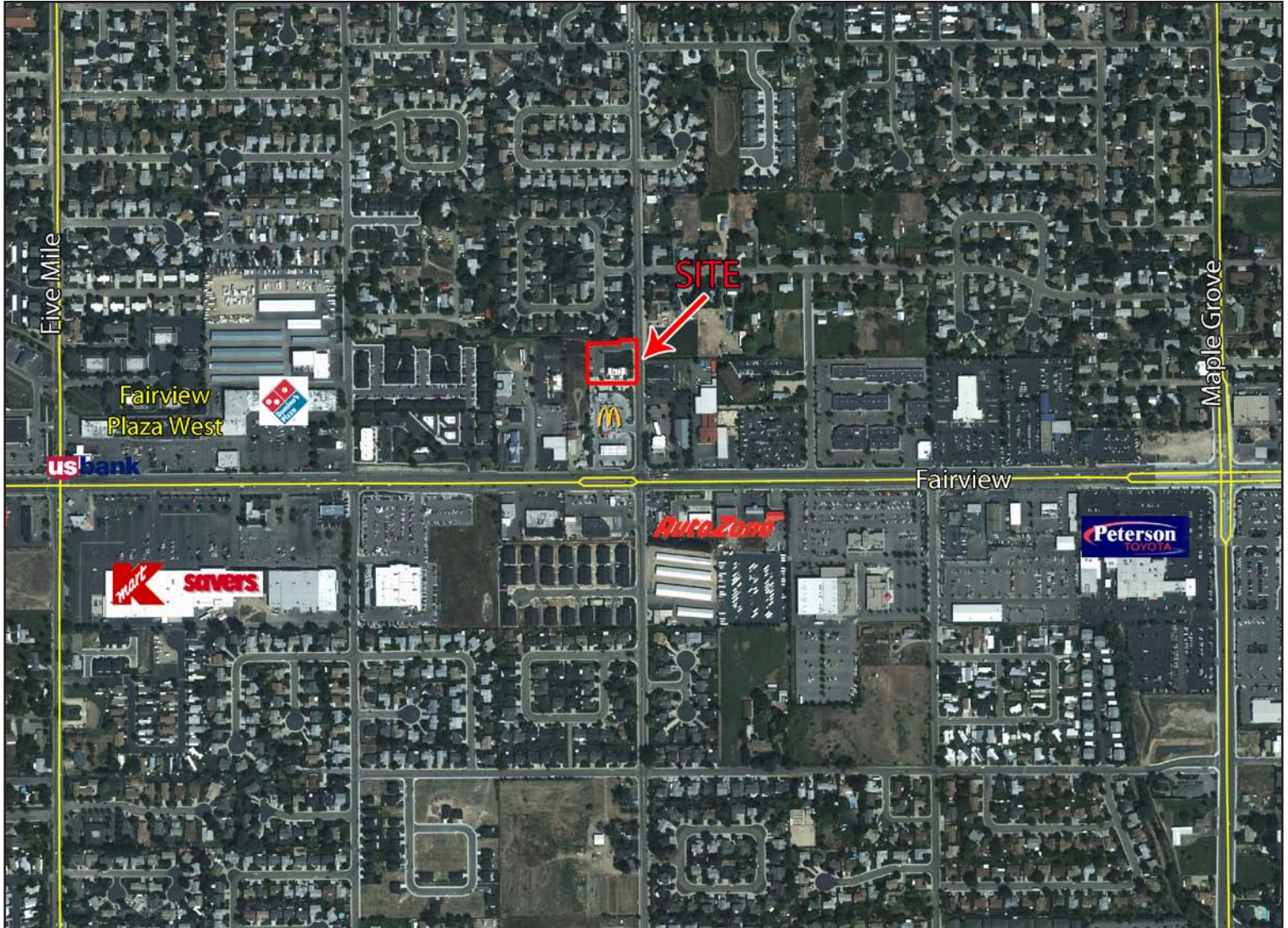
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Aerial Photograph

1675 N Mitchell St



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