

FORMER LARRY MILLER PONTIAC BUICK GMC

5803 & 5807 CLEVELAND BLVD., CALDWELL, ID 83607

RETAIL BUILDINGS & LAND FOR SALE / LEASE



THORNTON OLIVER KELLER

COMMERCIAL REAL ESTATE

Experience Results.

CONTACT:

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LISTING COMMENTS:

- Former Auto Dealership

PROPERTY INFORMATION:

Submarket:	Caldwell
Available:	Immediately
5803 Cleveland:	20,176 SF Bldg. & 7.02 AC of Land
5807 Cleveland:	26,595 SF Bldg. & 3.96 AC of Land
Combined Lot Size:	10.98 AC
Divisible:	Yes
Zoning:	C-3 (Service Commercial)

5807 CLEVELAND LEASE TERMS:

RSF:	RATE/SF:	MONTHLY:
26,595 SF	\$7.50 NNN	\$16,622

SALE TERMS:

5803 Cleveland Price:	\$1,100,000.00
5807 Cleveland Price:	\$1,350,000.00
Total Sale Price:	\$5,658,000.00 \$2,450,000.00

(09/22/11) This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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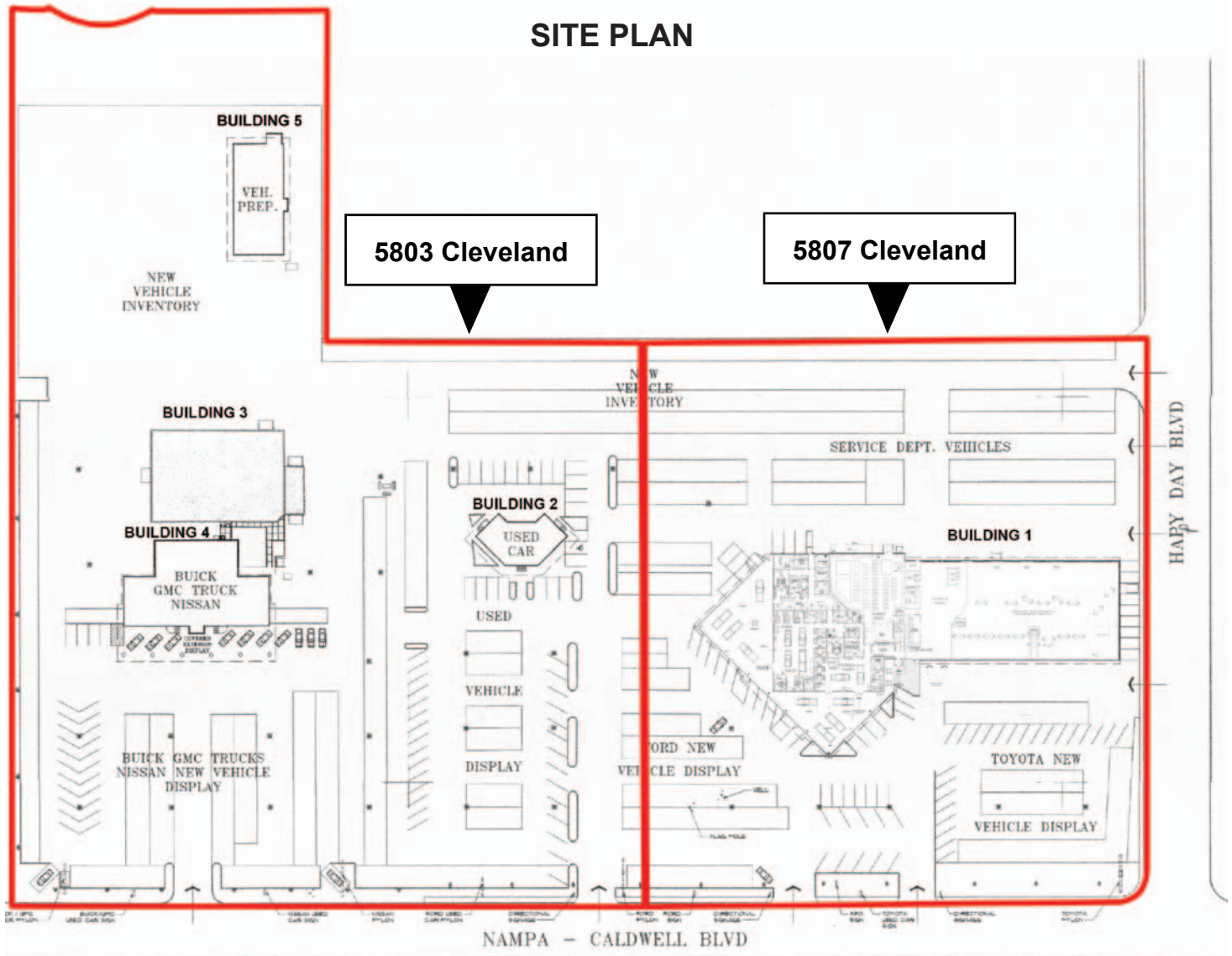
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BUILDING 1 - Showroom & Service Facility	
Showroom/Sales/Office:	7,647 SF
Service Facility:	14,600 SF
Parts Facility w/Mezzanine:	4,348 SF
TOTAL	26,595 SF

BUILDING 2 - Used Car Sales Building	
Offices:	2,000 SF
TOTAL	2,000 SF

BUILDING 3 - Service Center	
Garage	
Office	
Storage/Mechanical	
TOTAL	10,327 SF

BUILDING 4 - Showroom	
Showroom:	3,736 SF
Office:	2,198 SF
Mechanical:	168 SF
TOTAL	6,102 SF

BUILDING 5 - Reconditioning Center	
Garage:	1,435 SF
Office:	165 SF
Storage/Mechanical:	200 SF
TOTAL	1,800 SF

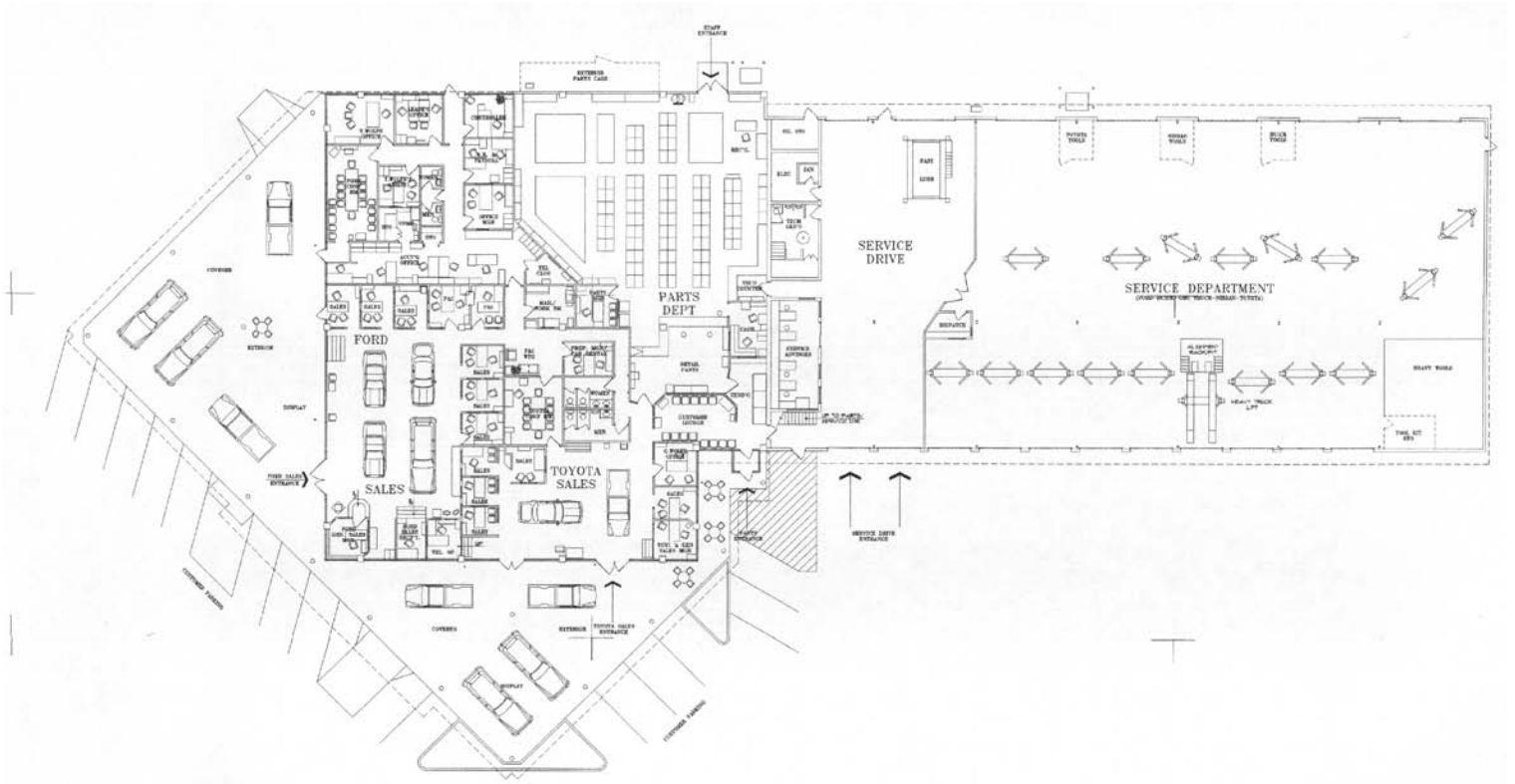
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BUILDING 1 FLOOR PLAN



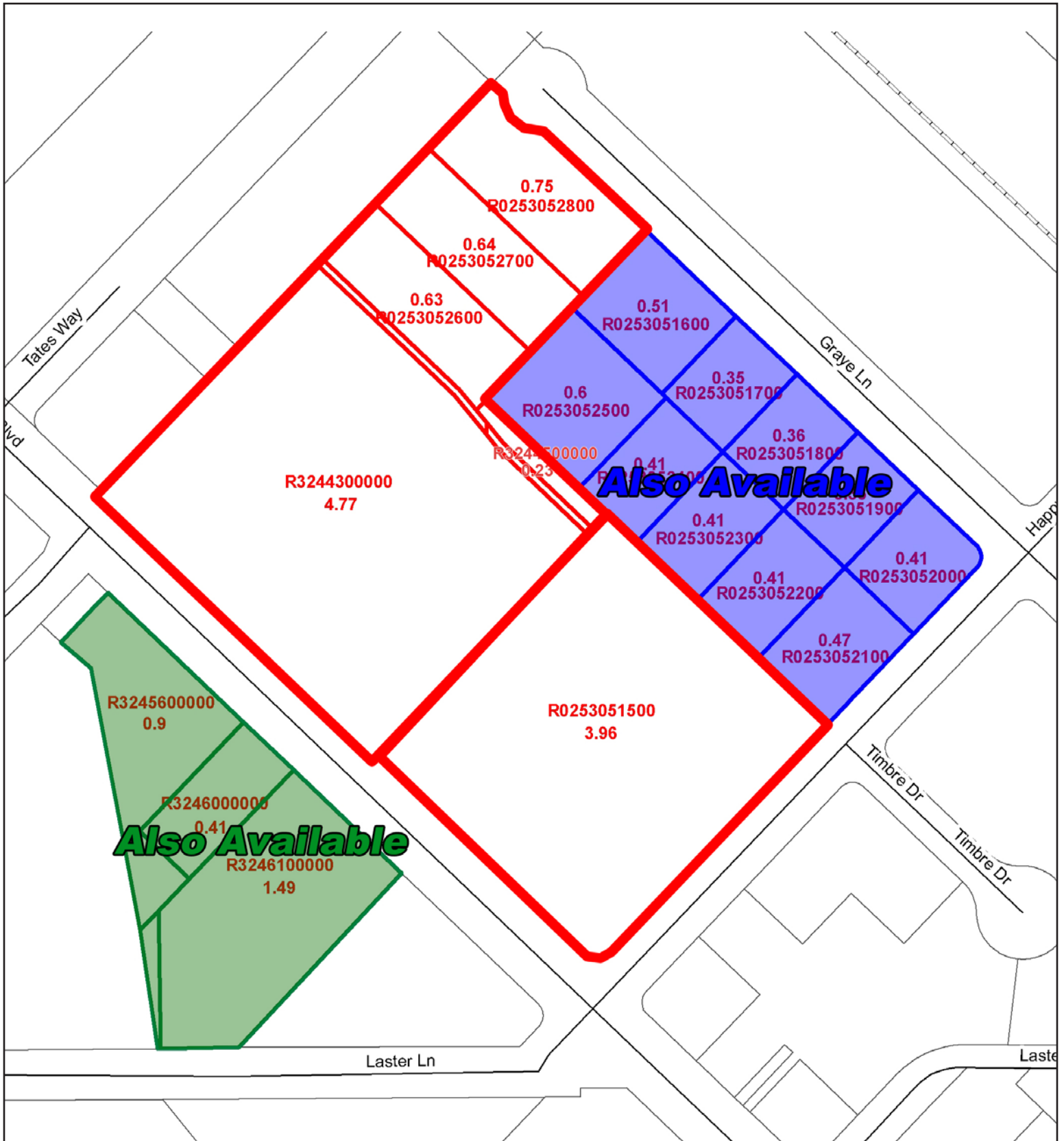
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