



FIREHOUSE 6 BUILDING

1620 N. LIBERTY ST., BOISE, ID 83704

OFFICE

FOR SALE



PROPERTY INFORMATION:

Sale Price: **\$495,000**

Lot Size: **0.56 Acres**

Building #1: **4,132 SF**

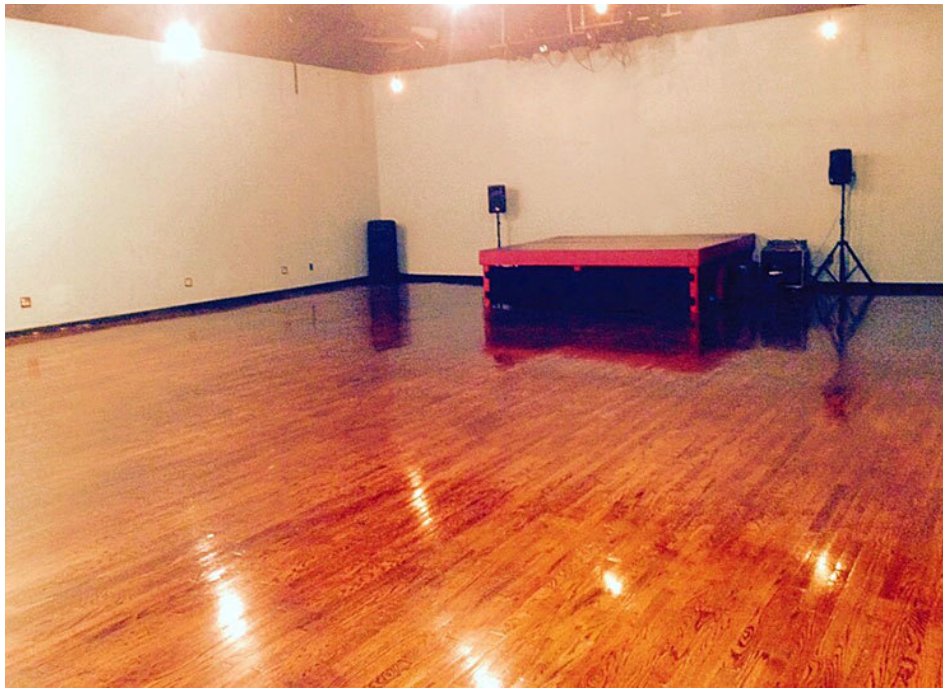
Building #2: **2,100 SF**

Building Class: **B**

Zoning: **R-2**

Market: **Boise**

Cross Streets: **Fairview & Liberty (Property N. of Fairview behind Jackson's)**



INTERMOUNTAIN
COMMERCIAL REAL ESTATE

380 E. Parkcenter Boulevard
Suite 290
Boise, ID 83706
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LISTING AGENT:

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EXECUTIVE SUMMARY



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OFFERING SUMMARY

Sale Price: \$495,000

Lot Size: 0.56 Acres

Building Size: 6,232 SF

Building Class: B

Zoning: R-2

Market: Boise

Cross Streets: Fairview & Liberty
(Property N. of
Fairview behind
Jackson's)

PROPERTY HIGHLIGHTS

- Interior: Floating/Sprung main studio floor (oak hardwood), Stage and Sound Sensitive Lighting, New ceiling fans and updated lighting in main studio, Lockers & Showers and New heater (main building)
- Exterior: New landscaping and sitting area, Seal coat in parking lot 2015
- New paint both inside and outside 2013
- Event round (seats 8) tables-15 of them, 100 metal chairs and Black Table cloths-16
- City permit established for child care 2015 for only 2 rooms 22 children-possibly room for much more if the entire building is utilized.



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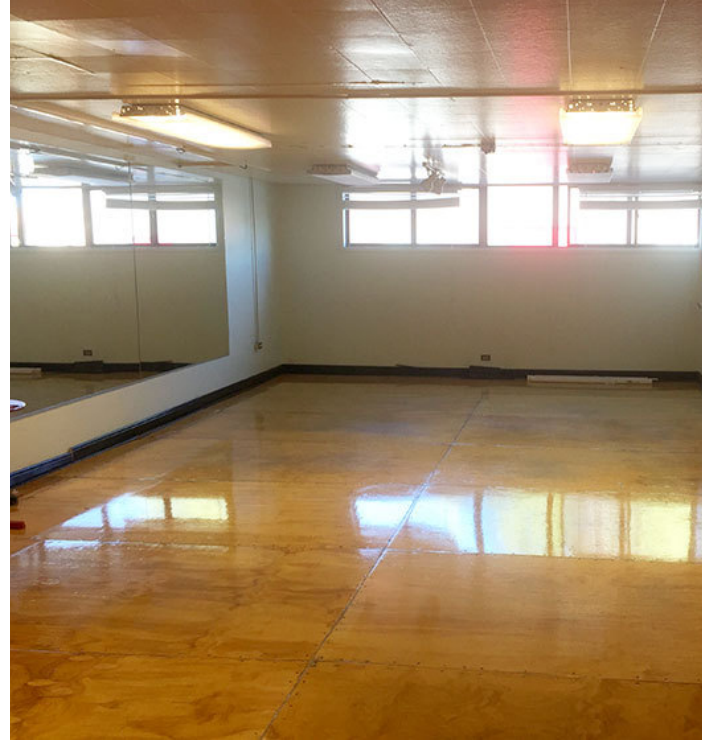
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ADDITIONAL PHOTOS



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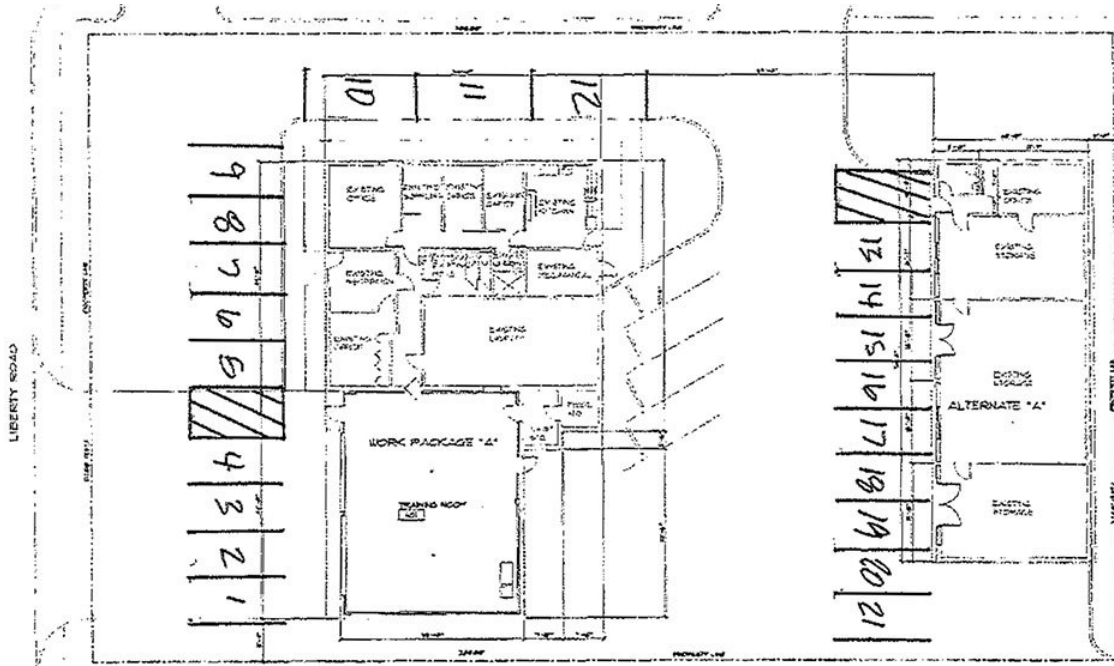
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ADDITIONAL PHOTOS



BUILDING #1
4,132

BUILDING #2
2,100



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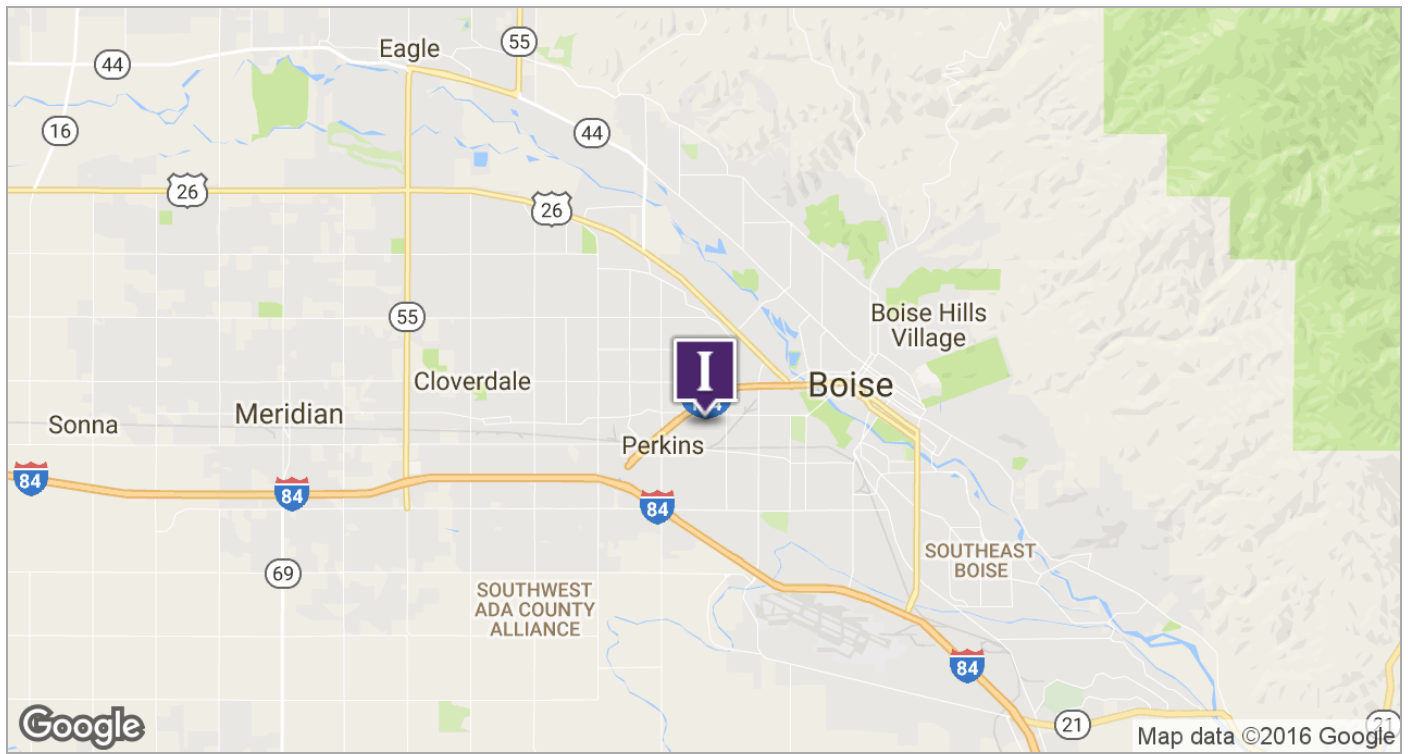
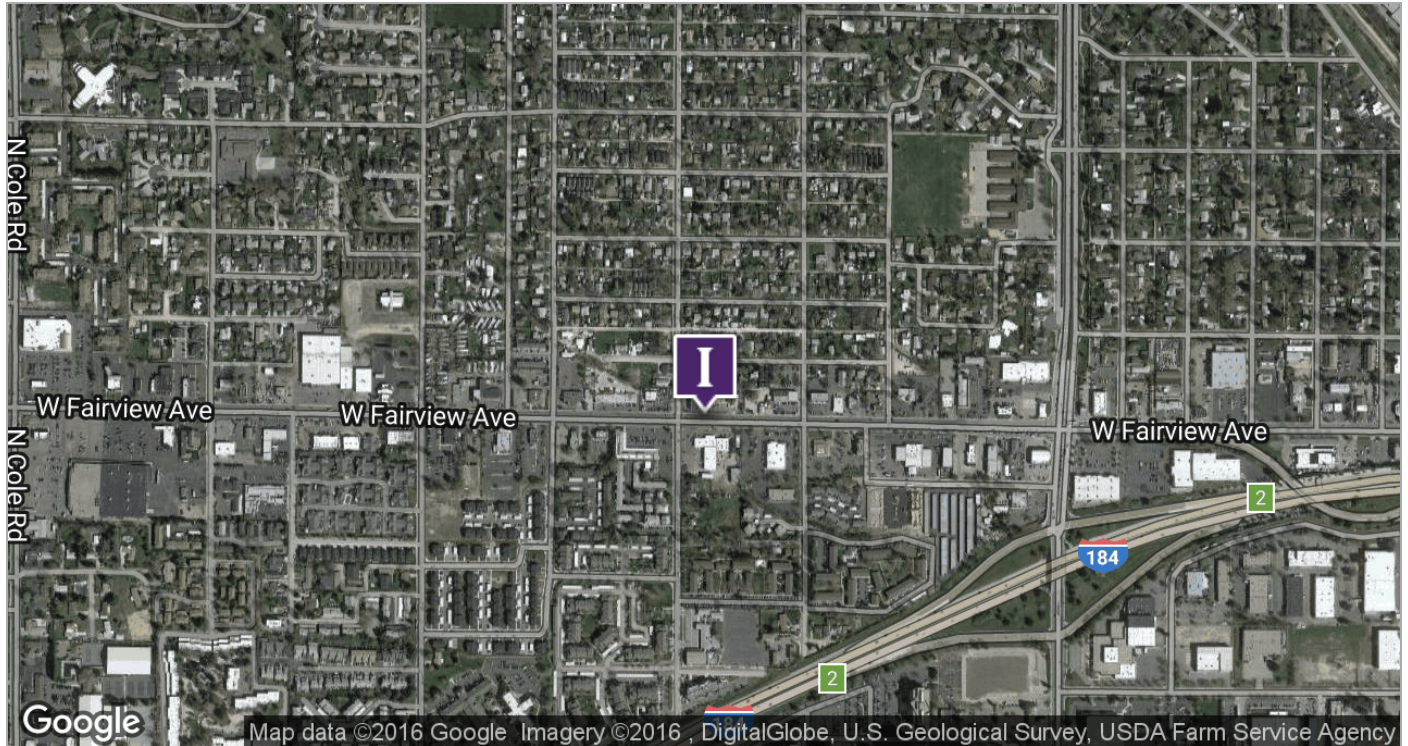
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LOCATION MAPS



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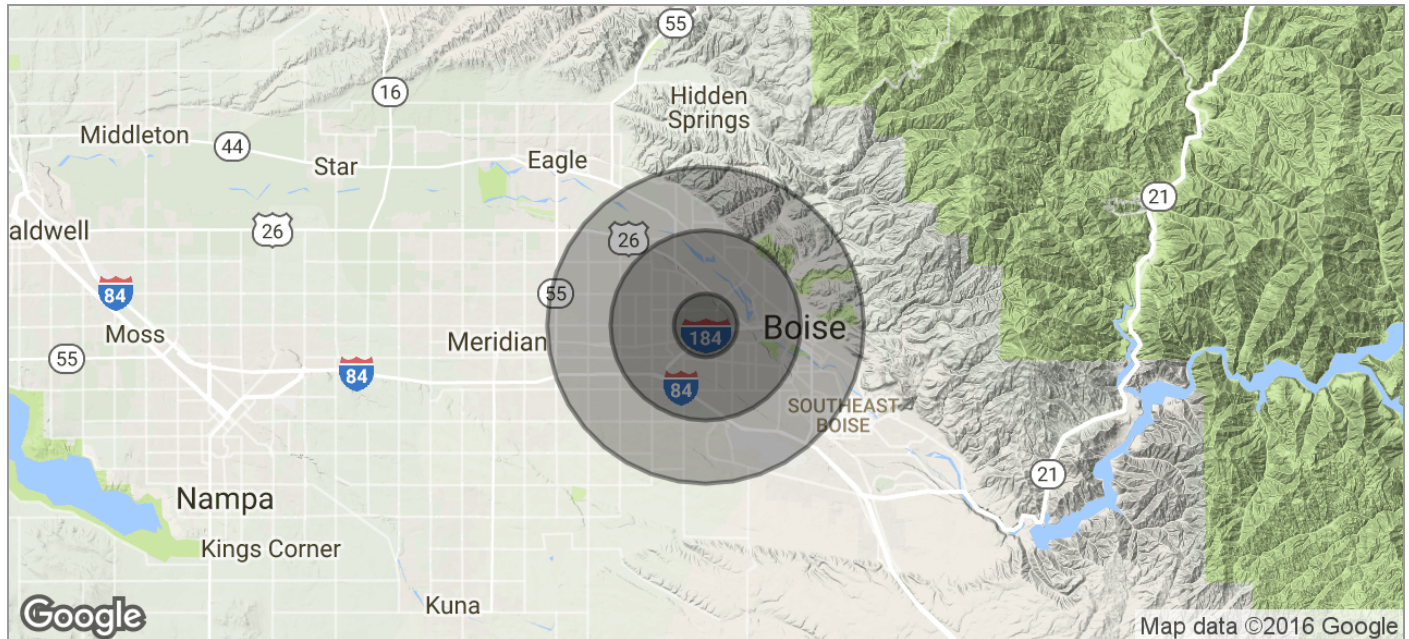
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DEMOGRAPHICS MAP



| | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| TOTAL POPULATION | 14,099 | 99,180 | 217,659 |
| MEDIAN AGE | 31.2 | 34.9 | 35.2 |
| MEDIAN AGE (MALE) | 30.8 | 33.9 | 34.4 |
| MEDIAN AGE (FEMALE) | 31.8 | 35.9 | 36.0 |
| HOUSEHOLDS & INCOME | | | |
| TOTAL HOUSEHOLDS | 6,241 | 43,301 | 92,465 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.4 |
| AVERAGE HH INCOME | \$46,308 | \$51,396 | \$57,740 |
| AVERAGE HOUSE VALUE | \$175,681 | \$189,501 | \$212,783 |

* Demographic data derived from 2010 US Census

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