

MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

Caldwell Medical Office Building
For Sale or Lease



Location: 229 E. Logan Street, Caldwell Idaho 83605
(Across the street from West Valley Medical Center)

Size: \pm 1,680 Sq. Ft. on Main Level
 \pm 1,680 Sq. Ft. on Lower Level
 \pm 3,360 Sq. Ft. Total

Lease Rate: \$2,000/Month NNN (\$7.14/Sq. Ft. NNN)

Sales Price: \$270,000 (\$80/Sq. Ft.) Seller carry at 6% interest/ 15 year term/ 20% down (OAC)

- Comments:
- ▶ Ideal location next to West Valley Medical Center
 - ▶ Recently remodeled
 - ▶ Great first floor medical space with employee/administrative space in lower level
 - ▶ Land size: 12,197 Sq. Ft.
 - ▶ Includes surplus land for possible expansion/additional parking
 - ▶ Assessed value (2017): \$227,450 Taxes (2017): \$4,432
 - ▶ Please do not disturb existing tenant. Call Broker to schedule showings

Agent: Lawrence A. Ross 208-861-9909
Lawrence@michenerinvestments.com



See back for
Floor Plan

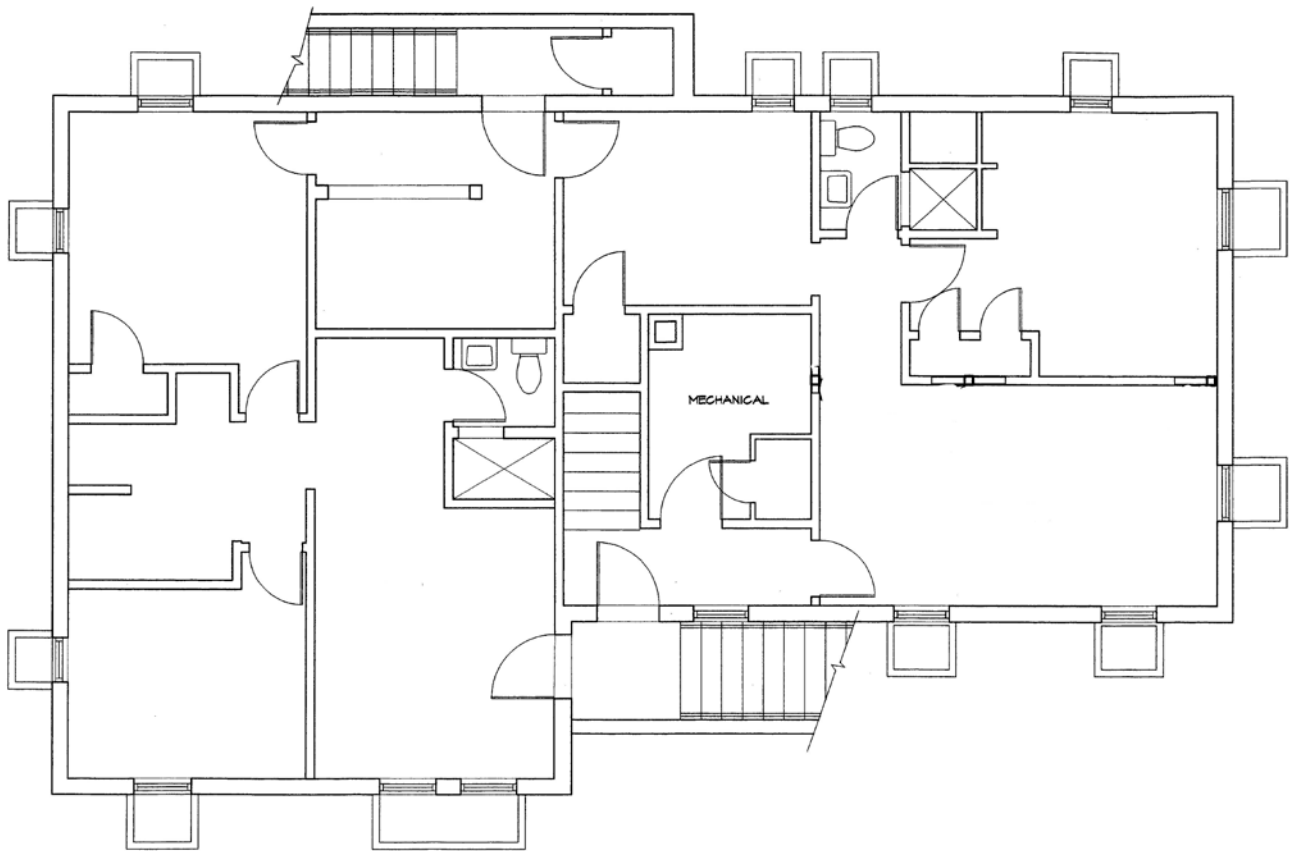
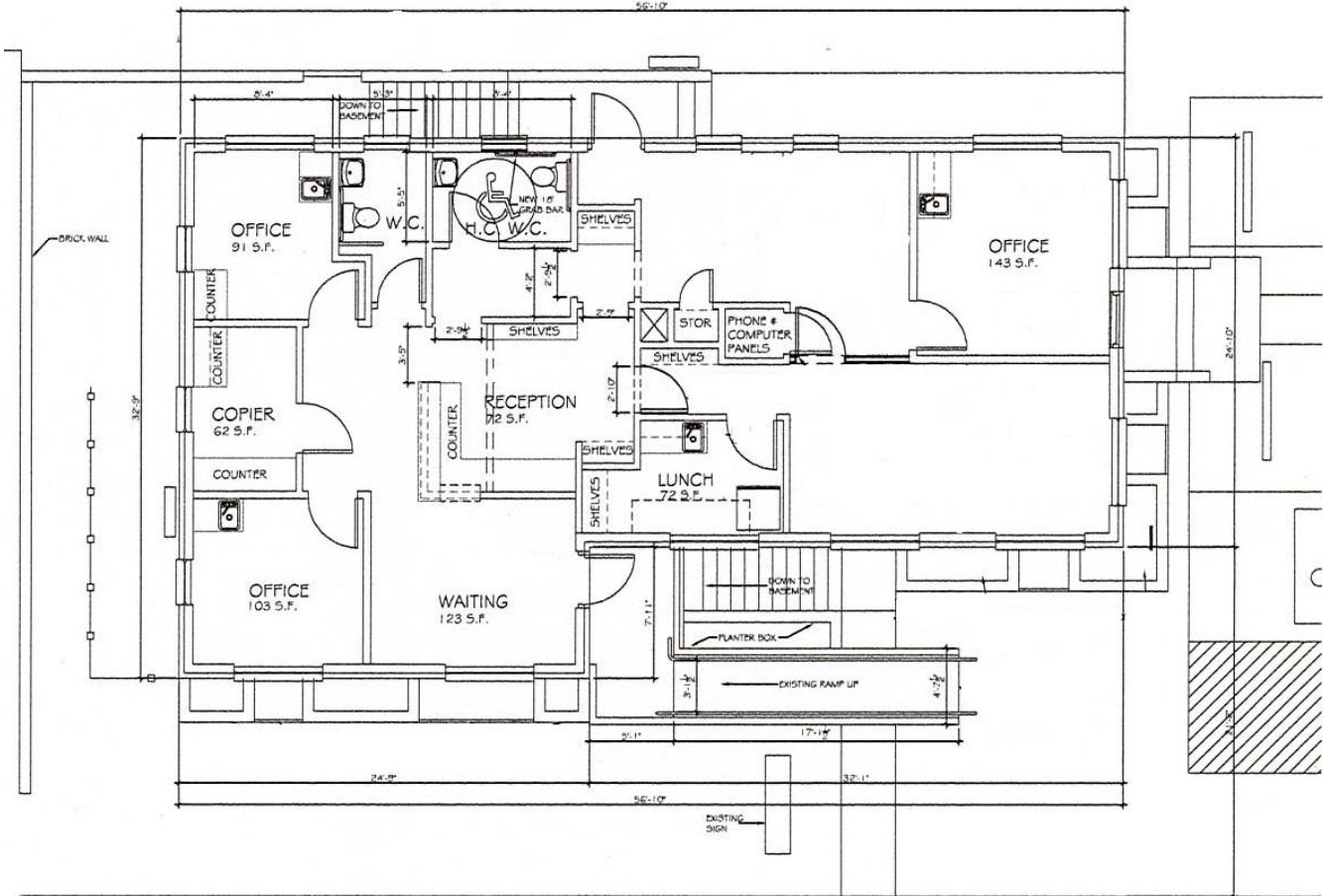
*The above information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change corrections, errors, omissions, prior sale and/or withdrawal.

1412 W. Idaho · Ste 110 · Boise, Idaho 83702 · (208) 336-3202 · Fax (208) 336-3558

www.michenerinvestments.com

229 E Logan, Caldwell Idaho

Main Level Floor Plan



Lower Level Floor Plan