

# MICHENER INVESTMENTS LLP

COMMERCIAL REAL ESTATE

# Price Reduced!

## Garden City Industrial/Office Building For Sale or Lease



Location: 507 E. 45<sup>th</sup> Street, Garden City, ID 83714

Building Size: 4,508 Sq. Ft. Office  
8,500 Sq. Ft. Industrial  
1,500 Sq. Ft. Warehouse Building  
14,508 Sq. Ft. Total

Land Size: 1.29 Acres (56,192 Sq. Ft.)

Purchase Price: ~~\$799,000 (\$55/Sq. Ft.)~~ **NOW \$695,000 (\$47.90/Sq. Ft.)**

Lease Rate: \$6,100/Month NNN (\$0.42/Sq. Ft.)

- Miscellaneous:
- ± 30,000 Sq. Ft. Fenced Yard
  - 12' ceiling height in warehouse area
  - 32 parking spaces
  - Office space can be converted to industrial space
  - 5 year lease
  - 3 Phase power (240 VT ± 1600 amps)
  - Commercial Zoning C-2D Garden City
  - Recent Remodel
  - Near greenbelt/ Boise River
  - Real Estate Taxes (2016) \$8,770/year

Agent: Lawrence A. Ross 208-861-9909



\*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.

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SITE PLAN  
507 E. 45<sup>TH</sup> Street, Garden City, ID



# FLOOR PLAN

## 507 E. 45<sup>TH</sup> Street, Garden City, ID

