



222 N 13TH STREET

BOISE, ID 83702

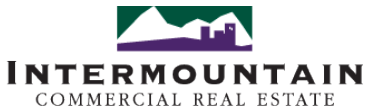
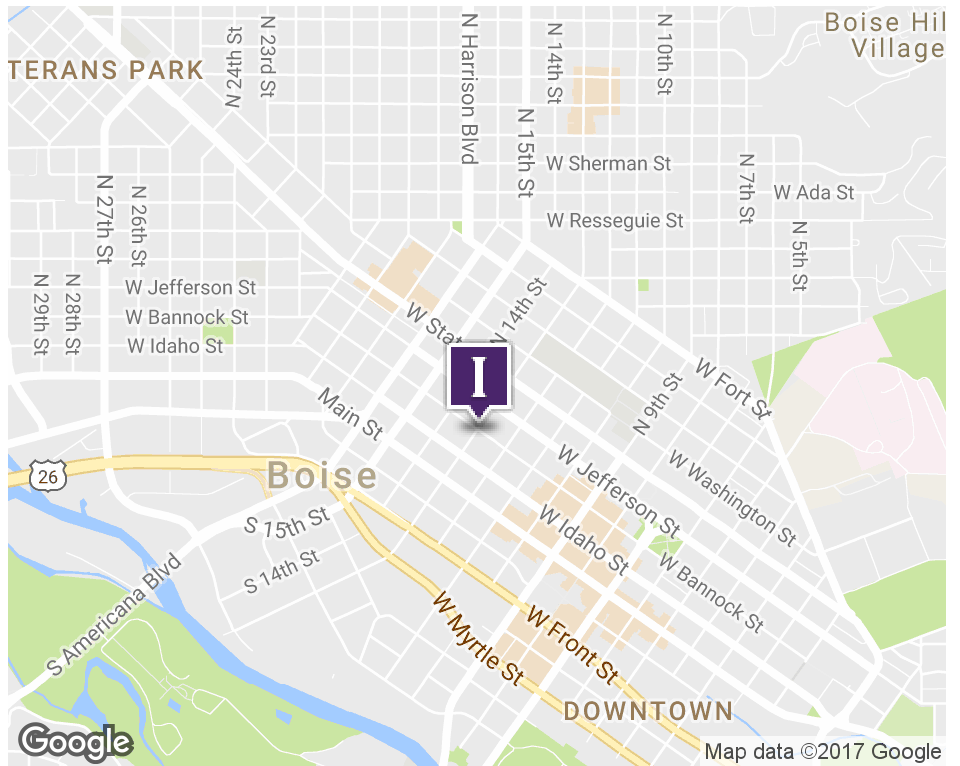
OFFICE

FOR SALE



PROPERTY INFORMATION:

- Sale Price: **\$875,000**
- Lot Size: **0.14 Acres**
- Building Size: **5,529 SF**
- Building Class: **B**
- Zoning: **C5DD**
- Market: **Downtown**
- Sub Market: **Downtown Periphery**
- Cross Streets: **13th & Bannock**
- Parking: **10 onsite stalls**



380 E. Parkcenter Boulevard
 Suite 290
 Boise, ID 83706
www.icrellc.com
 (208) 429.8603 / office / (208) 429-8604 fax

Wendy Shoemaker
 wendy@icrellc.com
 o / 208.285.2611
 c / 208.859.2816

Guy Levingston, SIOR
 guy@icrellc.com
 o / 208.286.2262
 c / 208.830.4420

LISTING AGENTS:

The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results. Price and terms subject to change at Owner's discretion.



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PROPERTY DESCRIPTION

OFFICE

PROPERTY OVERVIEW

Unique opportunity to own a smaller building in Downtown Boise with on-site parking!

LOCATION OVERVIEW

Southeast corner of Bannock and 13th Streets

PROPERTY HIGHLIGHTS

- On-site parking - 10 spaces
- 2 story building on the corner of Bannock & 13th Street
- Suitable for single or multi-users.
- Walking distance to downtown restaurants, banking, and shopping.
- Great owner/user/investment opportunity

BUILDING OWNER:

- Building owner is Idaho School Board Association occupying the 1st floor. They are vacating the building upon Close of Escrow.

TENANTS:

- Idaho Digital Learning Academy: occupying a portion of the 2nd floor. They are leasing their premises but may consider vacating their leased premises upon close of escrow.
- Nature's Capital: occupying a portion of the 2nd floor. They are leasing their premises and intend on remaining a tenant in the building.



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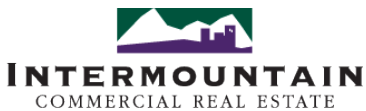
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ADDITIONAL PHOTOS



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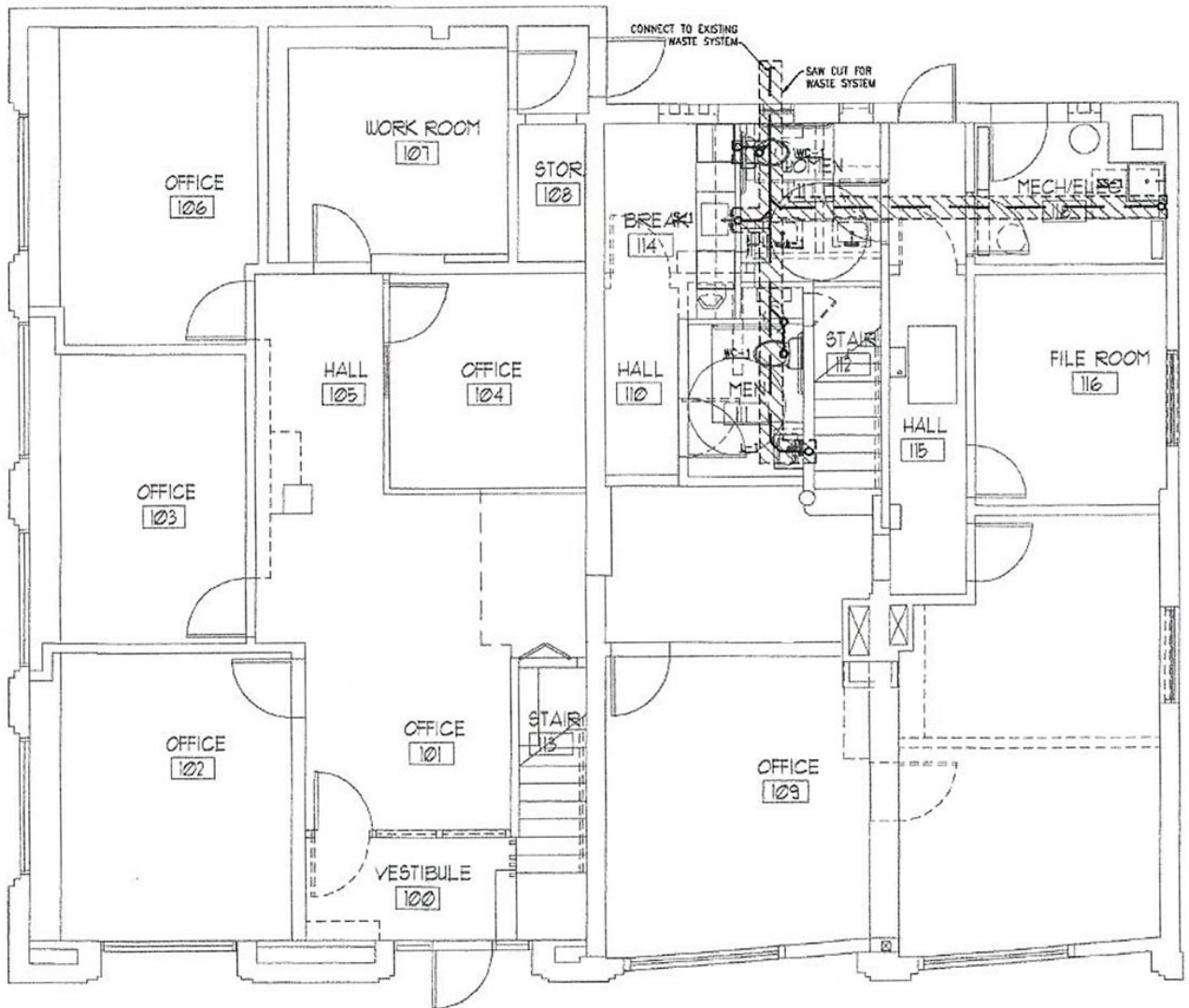
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222 N 13TH STREET

BOISE, ID 83702

FLOOR PLAN LEVEL 1



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INTERMOUNTAIN
COMMERCIAL REAL ESTATE

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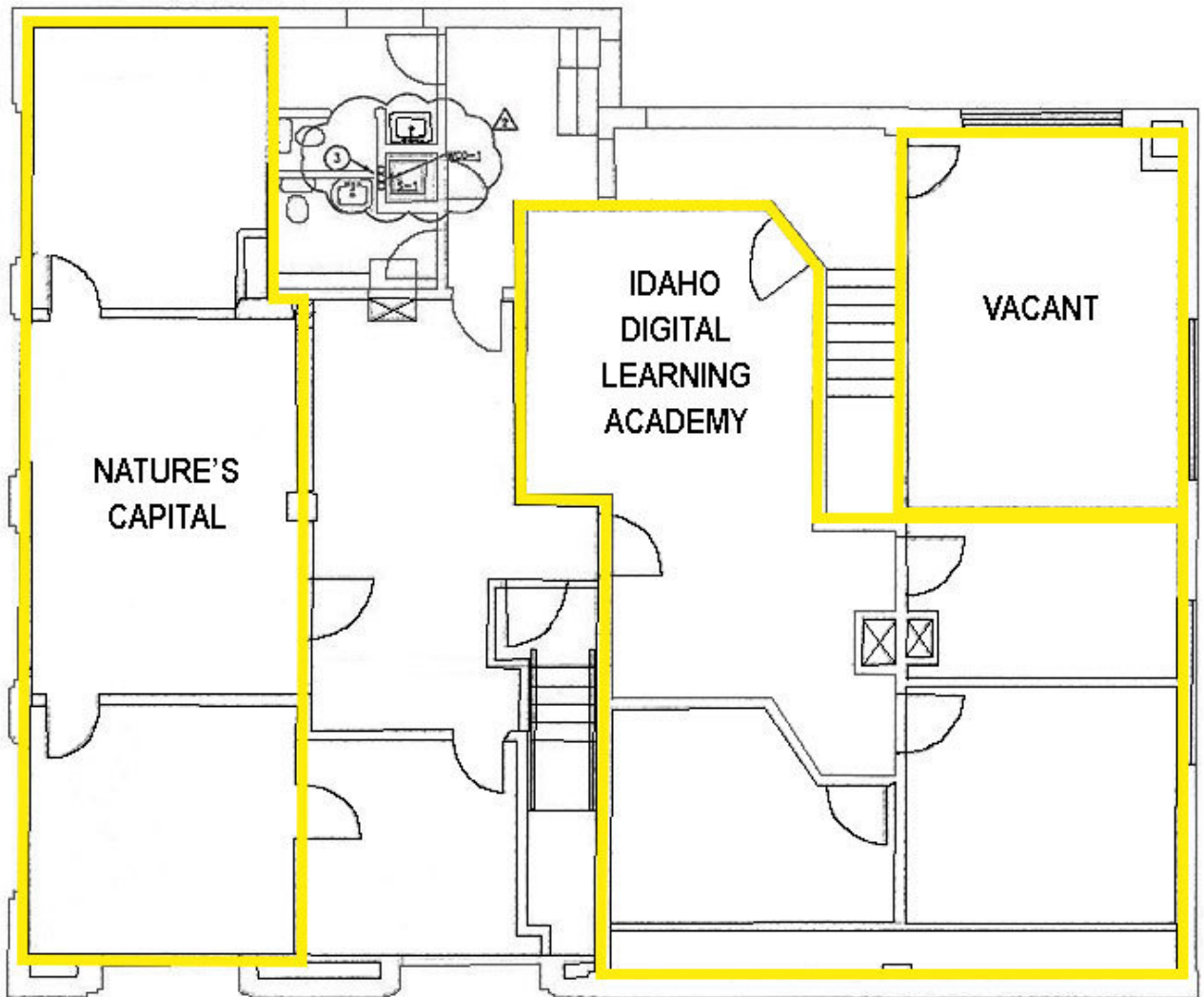
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BOISE, ID 83702

FLOOR PLAN LEVEL 2



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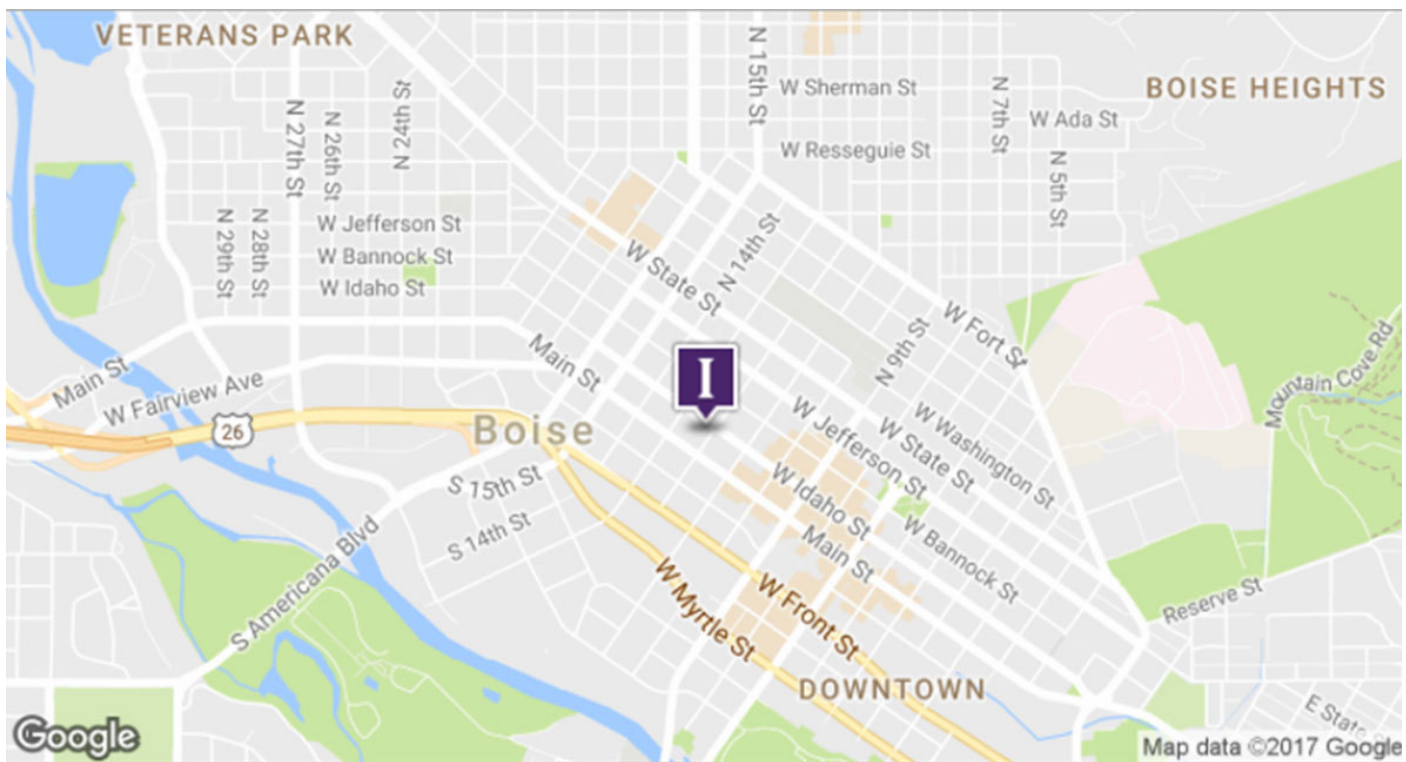
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LOCATION MAPS



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