

FOR SALE

Industrial Investment Property

106-108 E 39th Street
Garden City, Idaho

PRICE

\$750,000

BUILDING SIZE

106 E 39th Street

+/- 5,360 SF Warehouse
+/- 640 SF Office

108 E 39th Street

+/- 6,900 SF Warehouse
+/- 600 SF Office

PROPERTY SIZE

0.69 Acres (30,000 SF)

FINANCIALS

Income	\$72,900
Less Vacancy	\$3,645
Effective Gross Income	\$69,255

Operating Expenses

Management	\$3,400
Real Estate Taxes	\$4,125
Insurance	\$1,200
R & M	\$2,100
Total Operating Expenses	\$10,825

Net Operating Income \$58,430

NOI / Overall Rate = Value
\$58,430 / \$.08 = \$730,000

Sales Comparison Approach	\$800,000
Income Capitalization Approach	\$730,000
Estimated Market Value:	\$775,000

Current Tenant has been under lease 20 years
and recently signed a one year extension.

COMMENTS

16 off site parking spaces
Zoned C-2, Area Business District
Built in 1969

*Click [here](#) to view portion of appraisal



Shown by Appointment Only



20081119

ARTHUR BERRY & COMPANY

Commercial Real Estate Division

960 Broadway Avenue, Suite 450
Boise, Idaho 83706
Tel 208-336-8000 Fax 208-345-0609

For more information visit www.arthurberry.com or contact:

ART BERRY ♦ 208-336-8000 ♦ arthurberry@arthurberry.com

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