

# AVAILABLE FOR SALE

## Owner / User Office Building

**1604 S PHILLIPPI STREET**

Boise, Idaho



**SALE PRICE**

~~\$235,000~~ \$177,500

**BUILDING SIZE**

+/-2,000 SF leasable space plus 2-car garage and unfinished basement

**LAND SIZE**

+/-12,893 SF

**MULTI-TENANT PROPERTY**

- 2 tenants share common entry, lobby, bathroom - four office spaces total
- 1 tenant w/private entry, lobby, one office w/bathroom



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**\*OWNER WILL LEASE BACK OR MOVE**  
(one tenant is on a month-to-month lease and other tenant is on annual renewal)

|  | Monthly Rents | Annual Rents |
|--|---------------|--------------|
| Owner will lease current space and garage* |               |              |
| Tenant (shared common area)                | \$700         | \$8,400      |
| Tenant w/private entrance                  | 550           | 6,600        |
| Total                                      | \$1,700       | \$20,400     |

**2009 TAXES**

\$2,927

**POTENTIAL BUYER**

Owner/user such as an Accountant, Lawyer, Realtor, Insurance Agency or other small office user

**AMENITIES**

- Unfinished basement and garage for storage, etc.
- Easy access from I-84
- Central location to all of Treasure Valley
- Wonderful view of the foothills
- On-site parking



Rev 20100722

**ARTHUR BERRY & COMPANY**



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