

# FOR SALE

## Visible Commercial Corner Property

### LAND W/SMALL BUILDING

16 N. Curtis Rd., Boise, Idaho

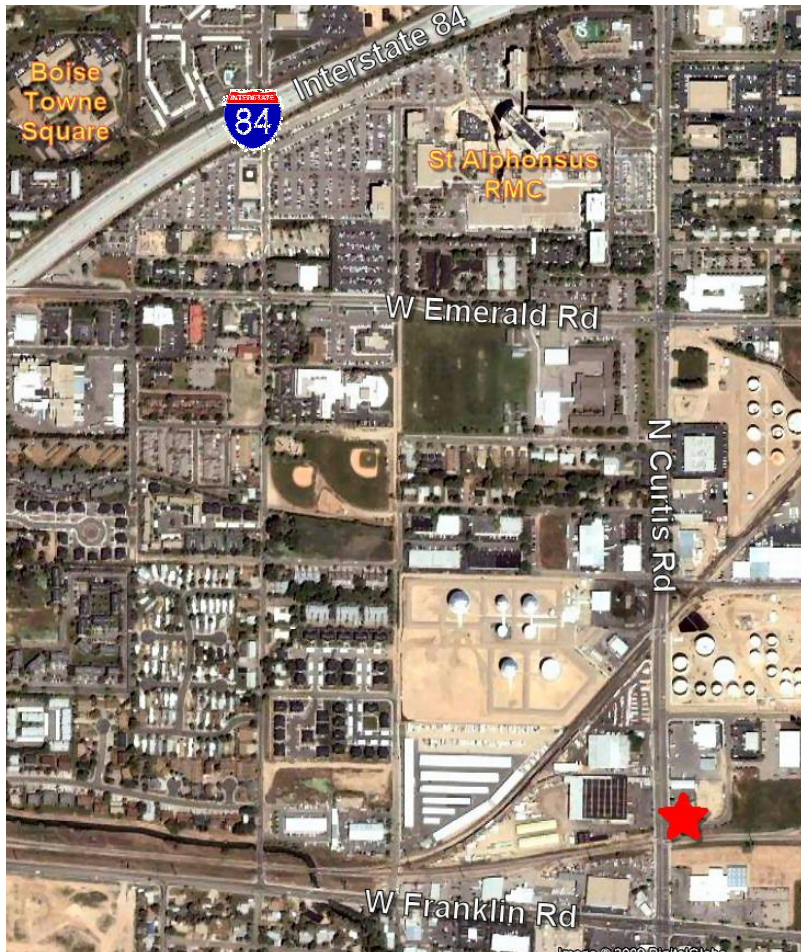
### PRICE

\$139,000 (+/- \$10.29 PSF)

### LAND SIZE

+/- 13,500 SF

- Approximately 116 feet of Curtis Road frontage
- +/- 800 SF building on site



### ZONING

M-1D

### COMMENTS

- Curb cuts on Curtis Road and Douglas Street
- Easy ingress/egress
- Excellent coffee shop location
- All utilities available

**\* \* \* \* BONUS \* \* \* \***



Large billboard sign on property with lease in place:

- 5 years remain on lease with renewal options
- \$2,750/year + 2% (annual bonus)
- Does not impact circulation or visibility

## ARTHUR BERRY & COMPANY

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The information above has been provided by the seller. Arthur Berry & Company makes no representation as to its completeness and accuracy. Price and terms subject to change at seller's discretion. FILE 4037

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