

# FOR SALE

## Highly Visible Commercial Investment Property

**544 WEST CHERRY LANE**  
Meridian, Idaho

### SALE PRICE

~~\$475,000~~ Reduced to **\$349,000**

### BUILDING SIZE

3,575 SF Total  
(1,943 upstairs, 1,632 downstairs)

### REAL ESTATE

.652 Acres (28,401 SF)

### TENANT

\$2,740/month with renewal option  
12 Months left on lease term  
Owner pays property taxes  
Tenant pays insurance & utilities

### COMMENTS

Highly visible West Cherry Lane location  
Five upstairs offices  
Building was remodeled in 2005, including new roof  
High traffic exposure (23,362 total daily counts recorded June, 2011).



**TENANT IN PLACE - DO NOT DISTURB**



## ARTHUR BERRY & COMPANY

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