

FOR SALE OR LEASE

Office, Education, Medical Facility

6363 W. EMERALD ST
Boise, Idaho

PRICE

~~\$465,000~~

Reduced to **\$399,000**

Owner will consider terms

LEASE RATE

Negotiable lease terms

TENANT IMPROVEMENTS

Negotiable

BUILDING SIZE

+/- 2,630 SF (estimated)

PROPERTY SIZE

+/- 0.07 acre (3,049 SF)

CONSTRUCTION DATE

The building was constructed in 1984

AMENITIES

- 4-5 single operatories
- Two spacious offices
- Records and clerical support area
- Large waiting room
- Ample storage and supply areas

COMMENTS

Because of the proximity to the Saint Alphonsus medical complexes, this is an ideal location for medical and/or professional services offices. Suitable for "any" business requiring access to a regional medical center and/or numerous other medically related businesses.



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