

801 ALBION AVENUE | BURLEY, ID 83318



PRICE REDUCED!

FOR SALE | 45,250 SQUARE FEET

CONTACT:

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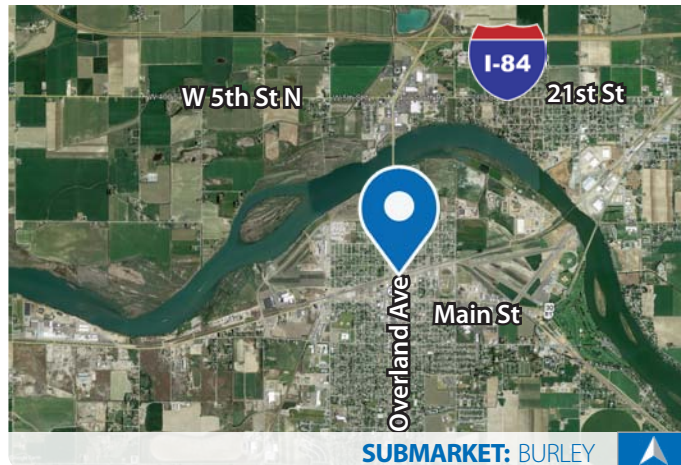
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INDUSTRIAL FLEX BUILDING FOR SALE

801 ALBION AVENUE

PROPERTY INFORMATION:

Available: Immediately
Bldg Type: Industrial
Bldg Size: 45,250 Total SF
Unit 1: 20,000 SF
Unit 2: 25,250 SF
Parcel Size: 2.3 Acres Total
Zoning: C-3 Light Industrial Commercial
Parking: On Site
Tenancy: CHS, Inc. (Fortune 100 Company) thru August 2020
 Tenant has expressed interest in downsizing to 20,000 SF with new 3 year lease
 25,250 SF available for owner user upon closing

SALE TERMS:

Price: \$1,760,000 **\$1,700,000**

LISTING COMMENTS:

Full city block site with good commercial exposure for wholesale, industrial and a variety of other uses.

Building consists of two units:

Unit 1: Remodeled and updated with 4 gas space heaters, 1 gas furnace, new plumbing, wiring and insulation.

Unit 2: Warehouse with two office spaces, breakroom and restroom.

Includes over an acre of yard space.

Investment or owner-user opportunity.

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This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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PARCEL AERIAL

2.30 TOTAL ACRES



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