

ST. AL'S AREA MEDICAL OFFICE FOR SALE

EMERALD MEDICAL OFFICE

6500 W. EMERALD STREET | BOISE 83704



REDUCED SALES PRICE

FOR SALE | 4,500 SQUARE FEET

CONTACT:

Laurie Reynoldson, CCIM, CLS

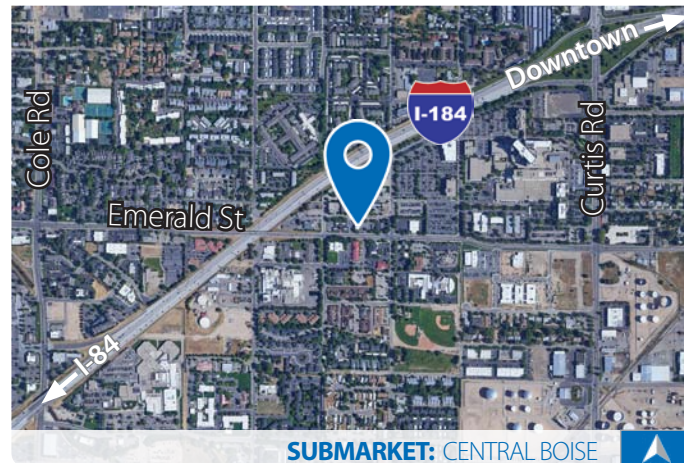
208.947.5514

✉ laurie@tokcommercial.com

Bob Mitchell, CSM

208.947.0836

✉ bob@tokcommercial.com



SUBMARKET: CENTRAL BOISE

PROPERTY INFORMATION:

Submarket: Central
Bldg Type: Office
Bldg Size: 4,500
Parking: On-Site
Available: Immediately
Divisible: No

SALES INFORMATION:

Sales Price: **\$575,000.00** (\$127.78/SF)
NEW LOWER SALES PRICE

AVAILABLE SPACE:

2018	1 Mi.	3 Mi.	5 Mi.
Population:	13,206	106,500	231,258
Avg HH Income:	\$47,207	\$60,152	\$72,591
Total Employees:	22,092	97,788	173,327

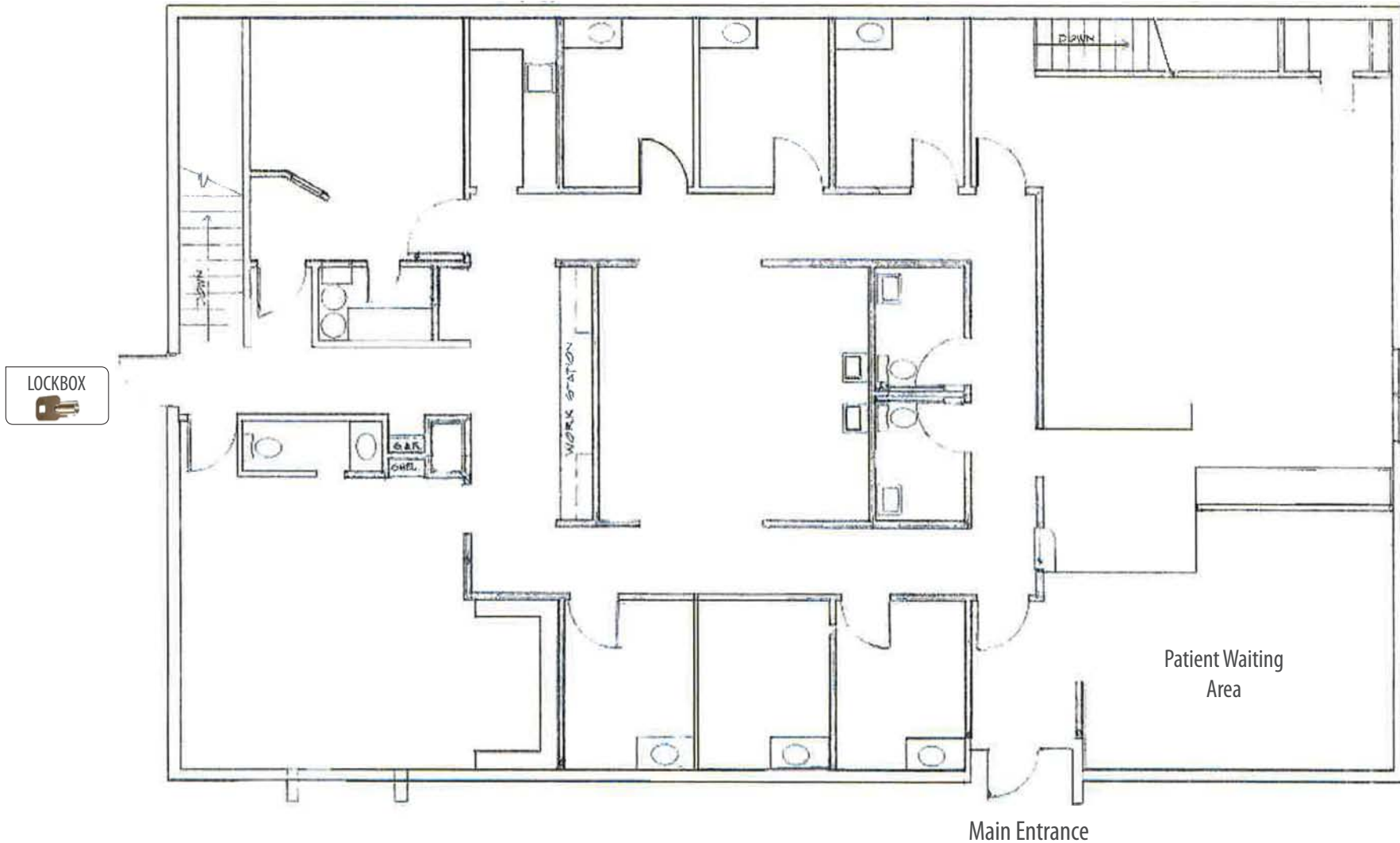
LISTING COMMENTS:

- Former Ada Orthopedics building.
- Great visibility and easy access on Emerald Street.
- Located next to Saint Alphonsus campus.
- Monument sign on Emerald Street.
- Turn-key medical space.

LOCKBOX ON SOUTH DOOR

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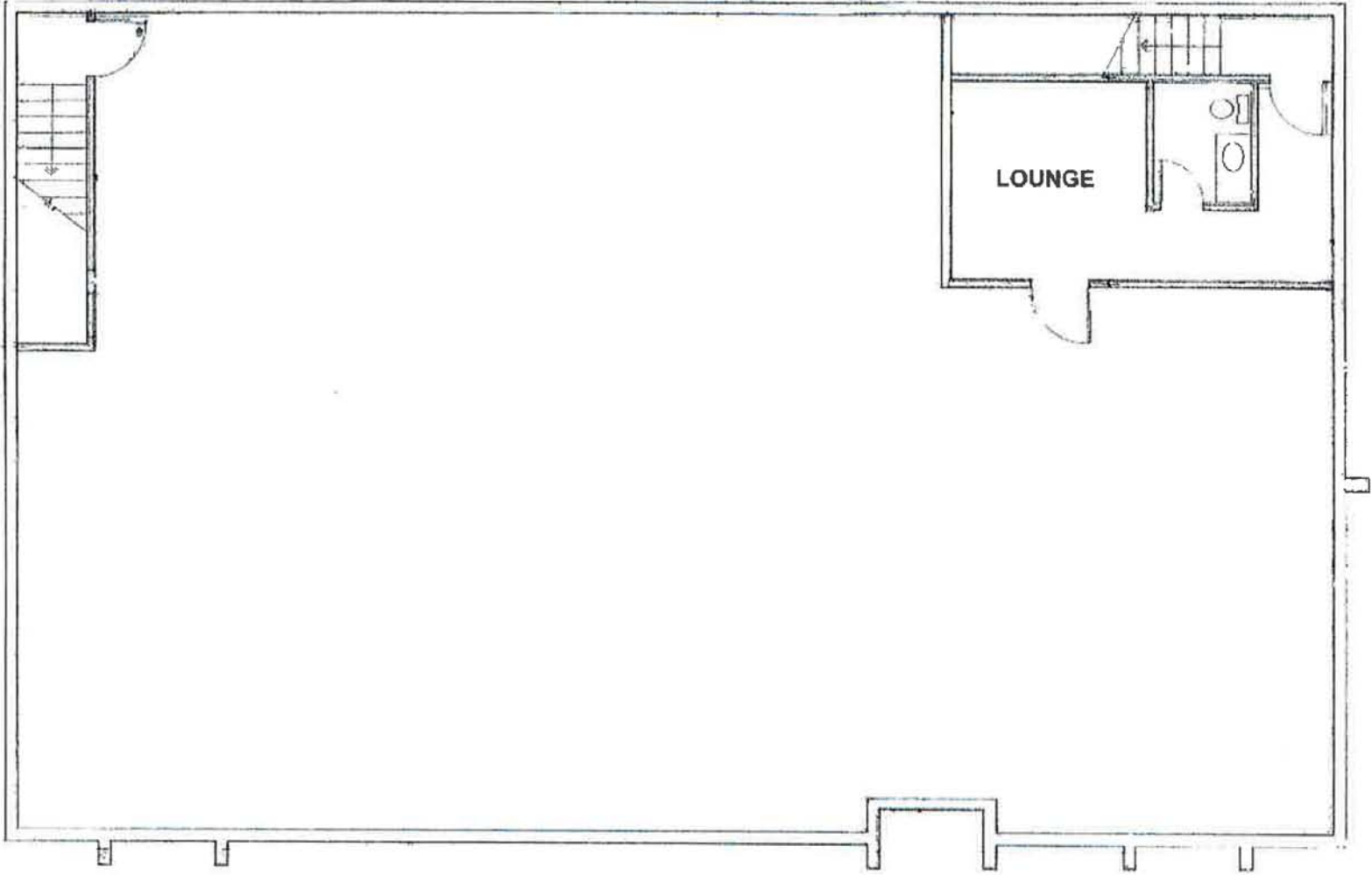
FLOOR PLAN | FIRST FLOOR



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ST. AL'S AREA MEDICAL OFFICE FOR SALE
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FLOOR PLAN | BASEMENT LEVEL



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INTERIOR PHOTOS



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