

NAMPA OFFICE BUILDING

98 McCLURE AVENUE

NAMPA, ID



rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE OR LEASE



PROPERTY INFORMATION

| | |
|------------------------|--|
| PROPERTY TYPE | Office For Sale Or Lease |
| ADDRESS | 90, 98, 102, 106, 110 McClure Ave Nampa, ID 83651 |
| BUILDING SF | ±8,693 SF |
| ZONING | City of Nampa - BC |
| PURCHASE PRICE | \$1,890,000 |
| AVAILABLE SPACE | ±1,091-5,231 SF |
| LEASE RATE | \$16.00 (Modified Gross) |
| LEASE TERM | 3-5 years |
| TI ALLOWANCE | Negotiable |

HIGHLIGHTS

- Rare office purchase opportunity in Nampa
- Building is comprised of five individual commercial condos
- Currently demised into three spaces
- Close access to Interstate 84 via Northside Boulevard
- Frontage on Caldwell Boulevard

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

BEN FULCHER

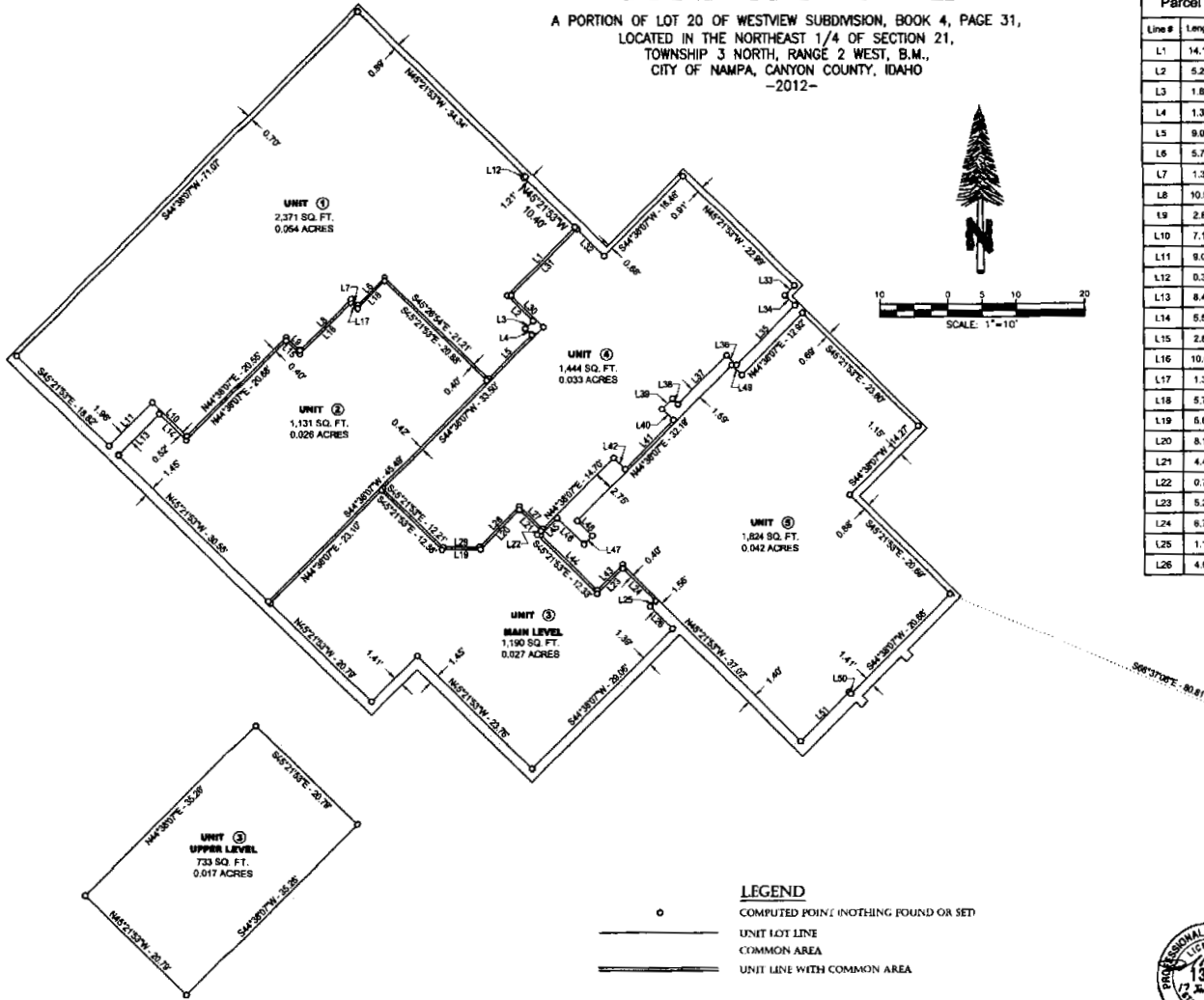
208.859.7407 | ben@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055



MCCLURE'S BUSINESS PARK CONDOMINIUMS

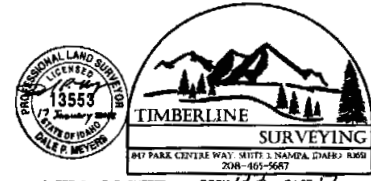
A PORTION OF LOT 20 OF WESTVIEW SUBDIVISION, BOOK 4, PAGE 31,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M.,
CITY OF NAMPA, CANYON COUNTY, IDAHO
-2012-



LEGEND
 ○ COMPUTED POINT (NOTHING FOUND OR SET)
 — UNIT LOT LINE
 — COMMON AREA
 — UNIT LINE WITH COMMON AREA

| Line# | Length | Direction |
|-------|--------|-------------|
| L1 | 14.17 | N44°38'07"E |
| L2 | 5.26 | N45°21'53"W |
| L3 | 1.82 | N44°38'07"E |
| L4 | 1.32 | N45°21'53"W |
| L5 | 9.07 | N44°38'07"E |
| L6 | 5.71 | N44°38'07"E |
| L7 | 1.38 | S45°21'53"E |
| L8 | 10.59 | N44°38'07"E |
| L9 | 2.80 | S45°21'53"E |
| L10 | 7.11 | S45°21'53"E |
| L11 | 9.01 | N44°38'07"E |
| L12 | 0.32 | N44°38'07"E |
| L13 | 8.49 | N44°38'07"E |
| L14 | 5.55 | S45°21'53"E |
| L15 | 2.80 | S45°21'53"E |
| L16 | 10.62 | N44°38'07"E |
| L17 | 1.32 | S45°21'53"E |
| L18 | 5.70 | N44°38'07"E |
| L19 | 5.67 | N89°38'07"E |
| L20 | 8.17 | N44°38'07"E |
| L21 | 4.40 | S45°21'53"E |
| L22 | 0.79 | S44°38'07"W |
| L23 | 5.20 | N44°38'07"E |
| L24 | 6.79 | S45°21'53"E |
| L25 | 1.16 | S44°38'07"W |
| L26 | 4.54 | S45°21'53"E |

| Line# | Length | Direction |
|-------|--------|-------------|
| L27 | 4.80 | S45°21'53"E |
| L28 | 8.41 | N44°38'07"E |
| L29 | 5.35 | N89°38'07"E |
| L30 | 6.06 | S45°21'53"E |
| L31 | 13.75 | S44°38'07"W |
| L32 | 5.56 | N45°18'01"W |
| L33 | 2.01 | N44°38'07"E |
| L34 | 2.06 | N45°21'53"W |
| L35 | 12.42 | N44°38'07"E |
| L36 | 2.07 | S45°21'53"E |
| L37 | 10.10 | N44°38'07"E |
| L38 | 1.17 | S45°21'53"E |
| L39 | 2.16 | N44°38'07"E |
| L40 | 2.33 | N45°21'53"W |
| L41 | 10.12 | N44°38'07"E |
| L42 | 2.33 | S45°21'53"E |
| L43 | 5.19 | S44°38'07"W |
| L44 | 11.50 | N45°21'53"W |
| L45 | 3.40 | N44°38'07"E |
| L46 | 5.44 | S45°21'53"E |
| L47 | 1.77 | N44°38'07"E |
| L48 | 3.11 | N45°21'53"W |
| L49 | 2.06 | S45°21'53"E |
| L50 | 0.37 | N45°21'53"W |
| L51 | 10.15 | S44°38'07"W |



PREPARATION DATE: 04-01-11 JOB NO. 10057 SHEET 2 OF 5 SHEETS BOOK 43, PAGE 17

98 McClure Ave

SQUARE FOOTAGE: ±5,231 SF
LEASE RATE: \$16.00/SF MG



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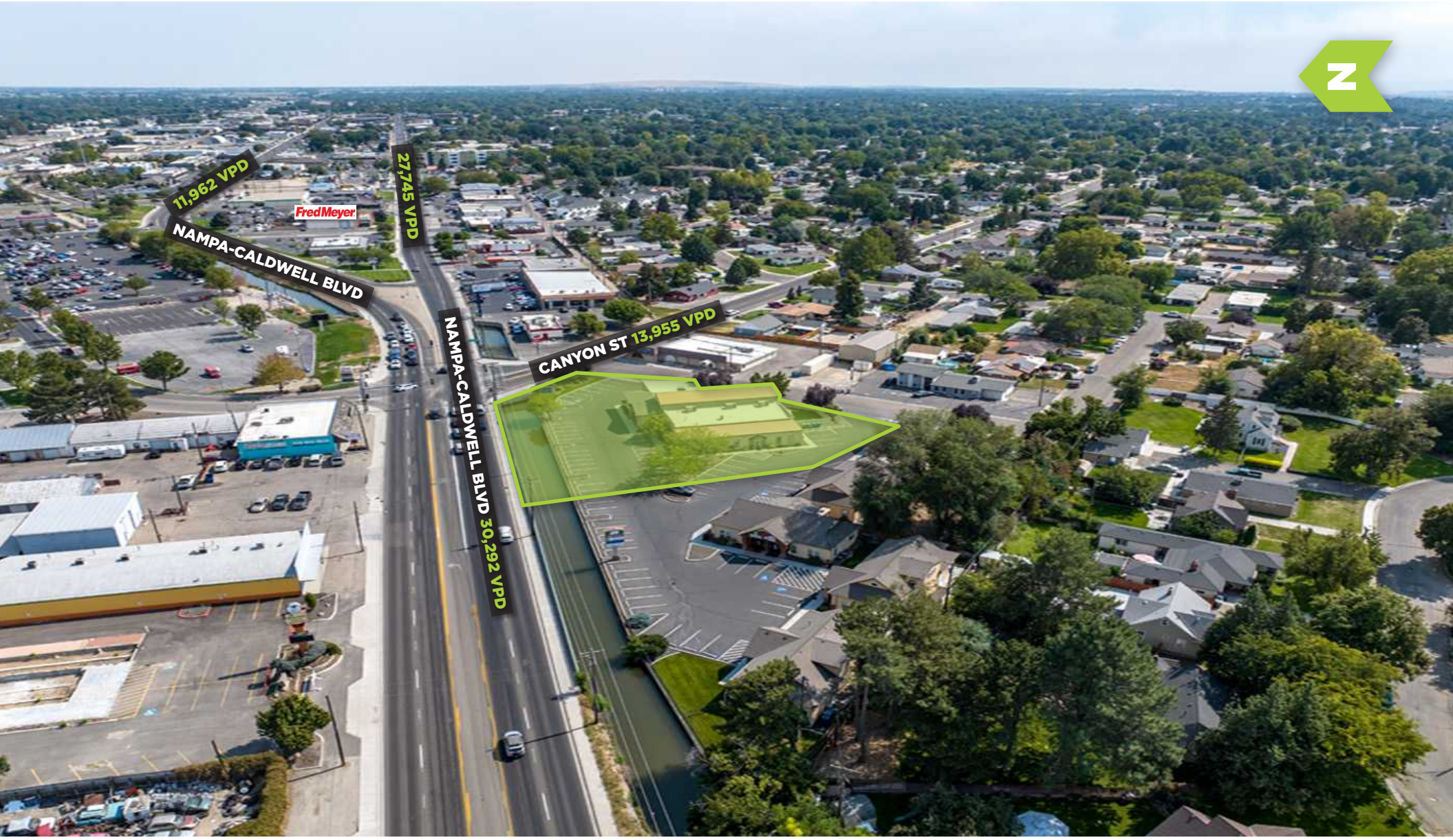


±5,231 SF ➔

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