

# TOK

COMMERCIAL

# 1665 W HILL ROAD

OFFICE BUILDING FOR SALE | BOISE, ID 83702



CONTACT



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HIGHLIGHTS



- Prime North End office building with excellent accessibility and visibility
- Two-story layout featuring private offices, cubicle areas, and flexible work-space
- Lower-level living quarters with potential for office conversion
- Previously configured as a medical office (orthodontist office), ideal for healthcare or professional users
- ADA accessible ramp
- Flexible layout suited for a variety of office or professional service uses

DETAILS

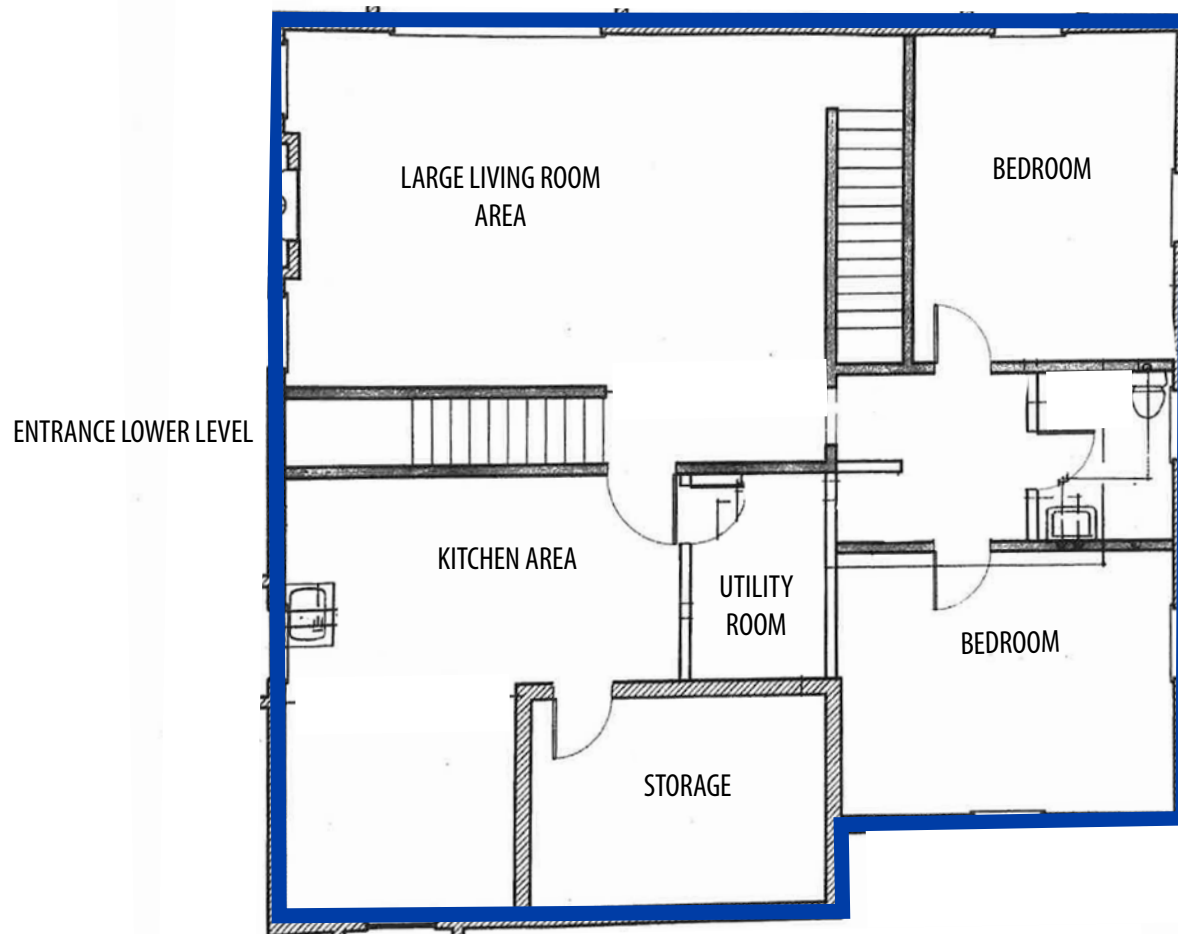


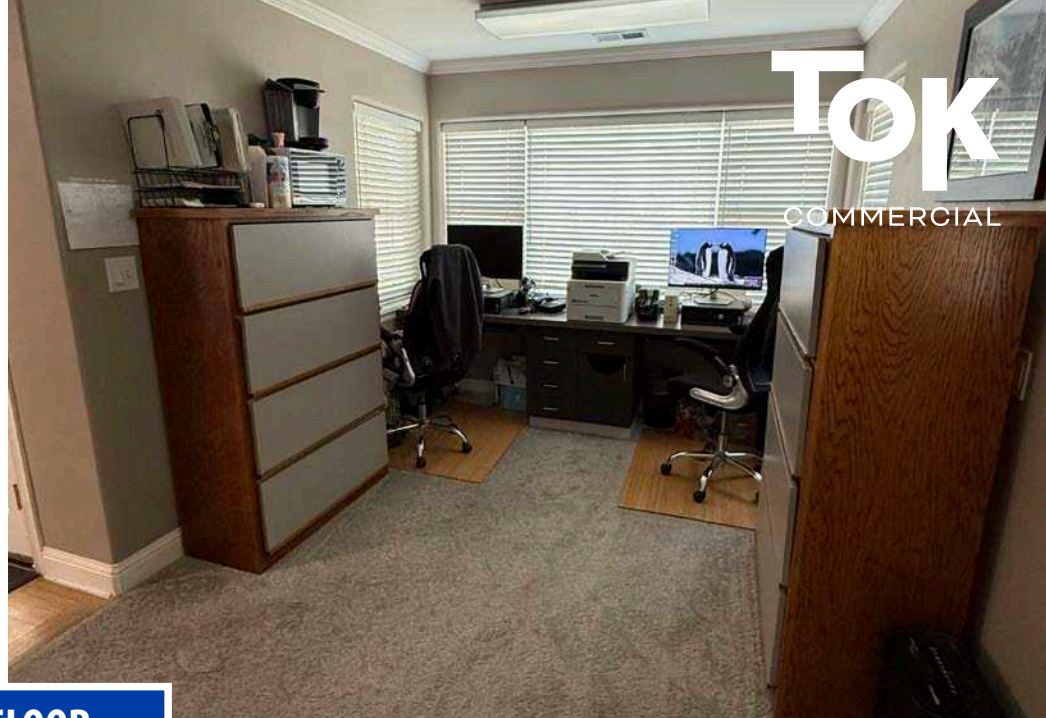
<b>PROPERTY TYPE:</b>	Office
<b>BUILDING SIZE:</b>	2,732 SF
<b>LOT SIZE:</b>	0.11 Acres
<b>SALE PRICE:</b>	\$1,220,000
<b>PARKING:</b>	Ample
<b>ZONING:</b>	R-3

# FLOOR PLAN | FIRST FLOOR



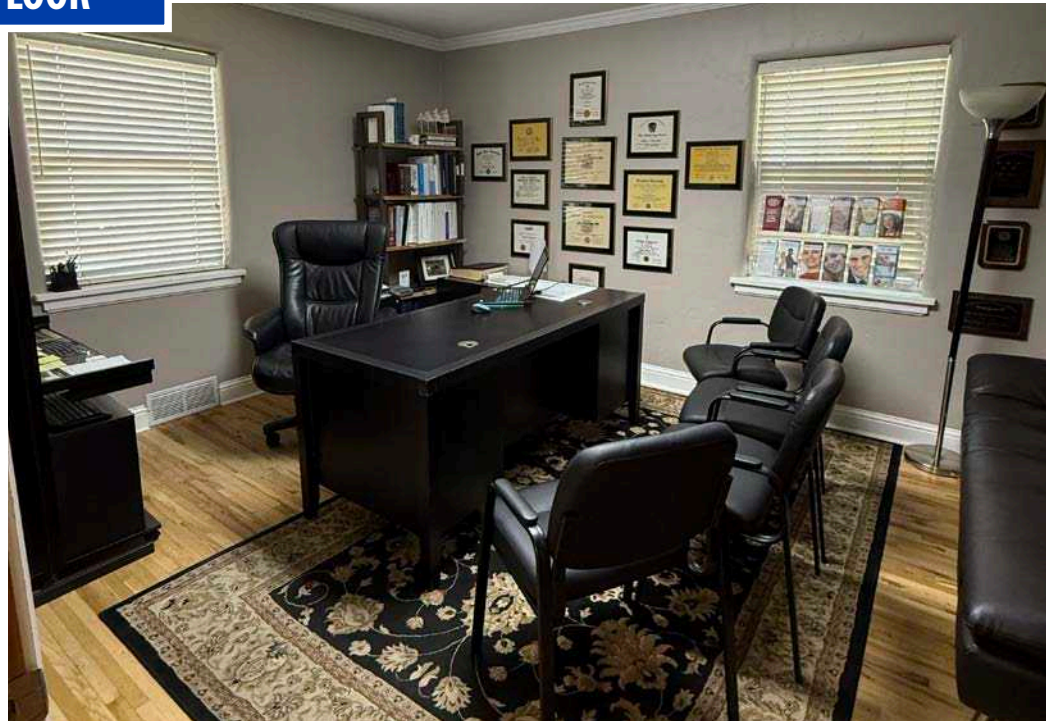
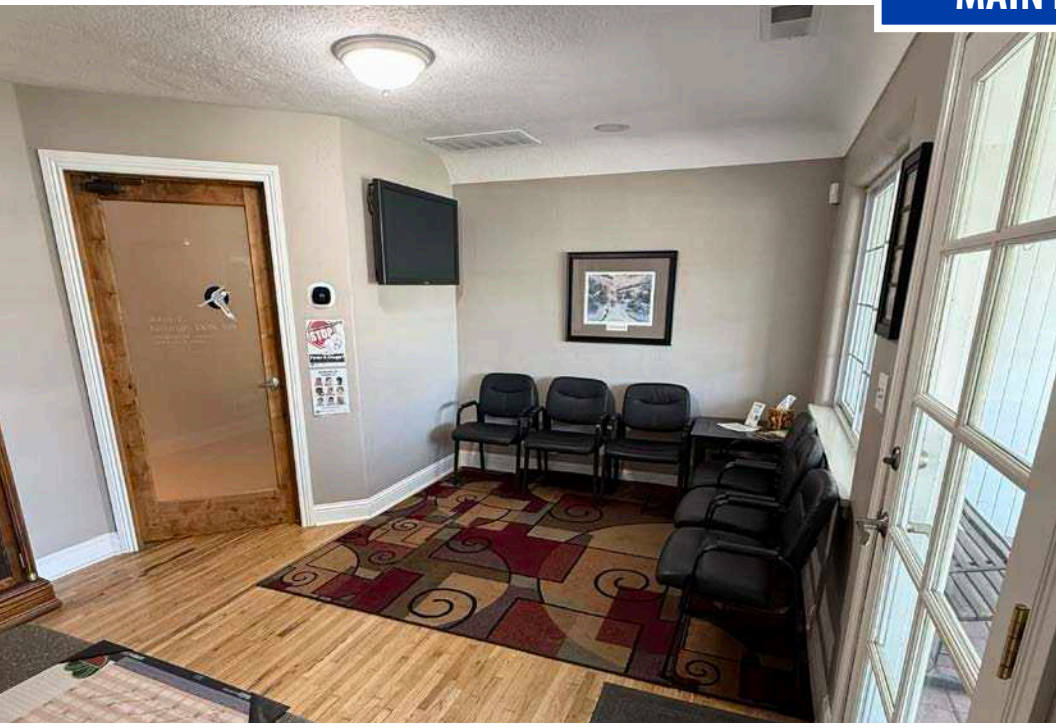
# FLOOR PLAN | LOWER LEVEL





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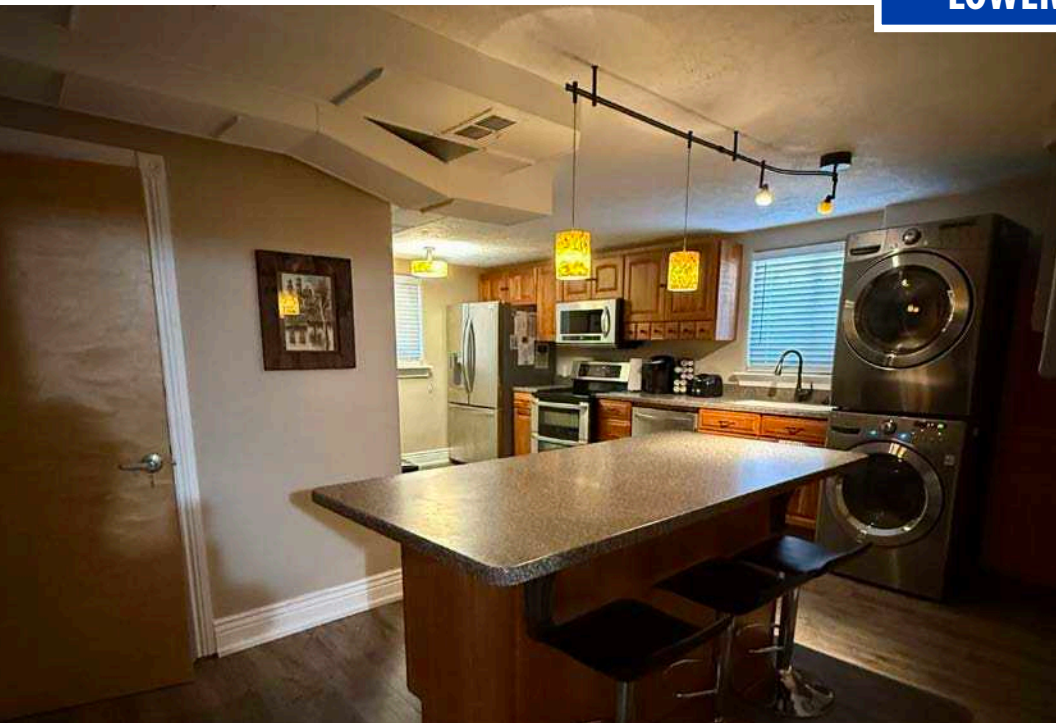
**MAIN FLOOR**





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**LOWER LEVEL**








CAMEL'S BACK PARK  
2 MIN DRIVE | 0.7 MILES

HYDE PARK  
3 MIN DRIVE | 0.8 MILES




SITE

HILL ROAD




**1 MILE RADIUS**

		
POPULATION <b>11,726</b>	HOUSEHOLDS <b>5,303</b>	AVG. HOUSEHOLD INC. <b>\$214,608</b>

**3 MILE RADIUS**

		
POPULATION <b>71,735</b>	HOUSEHOLDS <b>33,889</b>	AVG. HOUSEHOLD INC. <b>\$124,009</b>

**5 MILE RADIUS**

		
POPULATION <b>170,617</b>	HOUSEHOLDS <b>78,661</b>	AVG. HOUSEHOLD INC. <b>\$114,619</b>

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