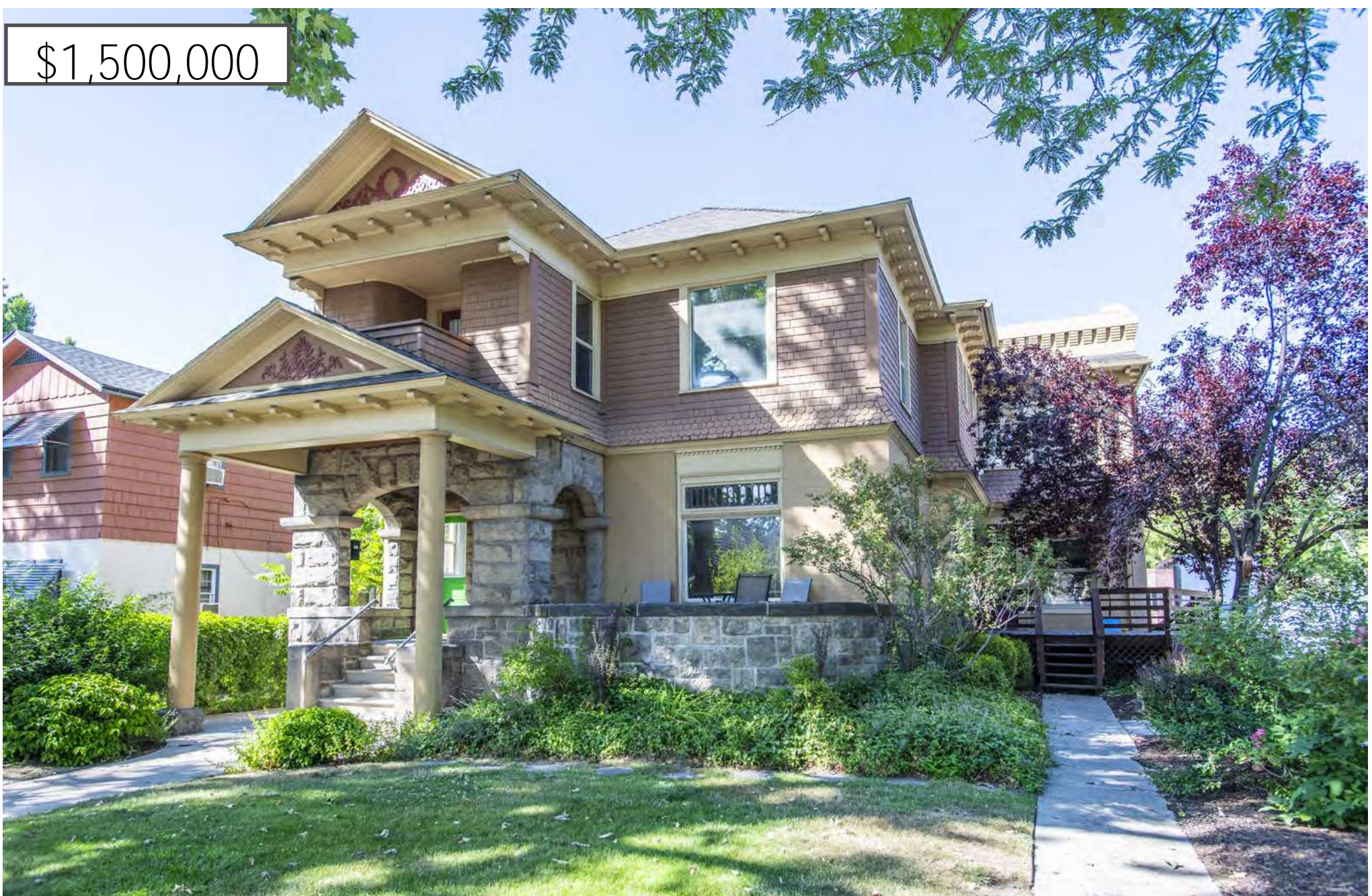


\$1,500,000



Historic Office Building in the Heart of Downtown Boise

4,794 SF | Private Parking Lot or Future Developable Lot | MX-1

704 & 710 W Franklin Road Boise, ID 83702

Rocky Mountain
Real Estate Services, LLC

PROPERTY SUMMARY

Purchase Price:	\$1,500,000
<i>Price <u>includes</u> extra lot valued at \$432,000</i>	
Gross Building SF:	4,794 SF + 336 SF Basement
# of Floors:	2 (Plus Basement)
# of Suites:	4 Separate Spaces
Building Lot Size:	0.14 Acres
Parking Lot Size:	0.14 Acres
Parking Spaces:	16 Stalls + Street Parking
Year Built & Remodeled:	1900 & 1975

MODIFIED GROSS LEASE DETAILS

North By Northwest

2026 Rent:	\$72,852.00
Lease Expiration:	02-28-2027
Annual Escalations:	2.00%

Landlord may be able to terminate lease with as little as 6 months' notice.

Tenant may also consider a long-term renewal.

Land Trust of the Treasure Valley

2026 Rent:	\$15,600.00
Lease Expiration:	Month to Month

Total

Total Rent:	\$88,452.00
Estimated Expenses:	(\$24,704.00)
Total Net Operating Income:	\$63,748.00



PROPERTY HIGHLIGHTS

- 2 Lots– Could be used for private parking or future development
- 100% Leased with flexible lease terms
- Ideal for Owner User, Investment, or a Residential Conversion.
- Walking distance to downtown core, restaurants, and the foothills
- MX-1 Zoning allows for a blend of residential, office, and limited commercial uses. [View Allowed Use Table](#)
- A part of the Hays Historic District. [Learn More](#)

