

For Sale - User Report

Listings added in the last 30 days have been highlighted.

1 1000 Centennial Spur



1000 S. Centennial Spur - Jerome, ID

Submarket: Twin Falls - TF

Industrial - User

Subtype: Whse/Dist.

Zoning:

Ceiling Height: 22' - 22'

Dock Doors: 4 Rail

Grade Doors: 3 Yard X

Sale Price: \$1,295,000.00 \$175.05 psf

Cap Rate: **Occupied:** 100%

Size: 7,398 SF **Lot:** 5.6 acres

Quality Rating: Class C

Year Built:

Comments: *Fenced yard. 3 grade doors. Land can be purchased separately.*

Dan Minnaert

Thornton Oliver Keller
(208) 947-0845

Devin Pierce

(208) 947-0850

2 1001 Orchard



1001 S. Orchard Street - Boise, ID

Submarket: Central

Office - User

Subtype: Low Rise

Zoning: L-OD

Sale Price: \$1,500,000.00 \$93.75 psf

Cap Rate: **Occupied:** 0%

Size: 16,000 SF **Lot:** 1.23 acres

Quality Rating: Class B

Year Built: 1999

Comments: *Available with 60 days notice.*

Nick Schuitemaker

Thornton Oliver Keller
(208) 947-0802

Mike Greene

(208) 947-0835

Peter Oliver

(208) 947-0816

3 1005 Commercial Way



1005 Commercial Way - Caldwell, ID

Submarket: Caldwell

Industrial - User

Subtype: Whse/Dist.

Zoning:

Ceiling Height: 20' - 20'

Dock Doors: 4 Rail

Grade Doors: Yes Yard X

Sale Price: \$800,000.00 \$142.86 psf

Cap Rate: **Occupied:** 0%

Size: 5,600 SF **Lot:** 3.2 acres

Quality Rating: Class C

Year Built: 1976

Comments: *Includes 2,500 SF of refrigeration equipment.*

Chris Pearson

Thornton Oliver Keller
(208) 947-0859

4 118 1st St



118 E. 1st Street - Idaho Falls, ID

Submarket: North - IF

Retail - User

Subtype: Single Tenant

Zoning: R-2

Sale Price: \$385,000.00 \$96.25 psf

Cap Rate: **Occupied:** 0%

Size: 4,000 SF **Lot:** 0.8336 acres

Quality Rating: Class C

Year Built: 1945

Comments:

Brent Wilson

Thornton Oliver Keller
(208) 227-8148

Brian Wilson

(208) 227-8148

Tammie Whyte

(208) 227-8148

For Sale - User Report

Listings added in the last 30 days have been highlighted.

5 1200 Garrity



1200 Garrity Blvd. - Nampa, ID
Submarket: Idaho Center
Office - User
Subtype: Low Rise
Zoning: G-C

Sale Price: \$1,700,000.00 \$160.38 psf
Cap Rate: Occupied: 0%
Size: 10,600 SF Lot: 1.47 acres
Quality Rating: Class B
Year Built: 1996
Comments: Includes 1,618 SF basement.

Al Marino
Thornton Oliver Keller
(208) 947-0811
Karena Gilbert
(208) 947-0853

6 12th Avenue Place - Office



TBD W. Georgia Street - Nampa, ID
Submarket: South Nampa
Office - User
Subtype: Low Rise
Zoning:

Sale Price: Contact Agent
Cap Rate: Occupied: 0%
Size: 4,500 SF Lot: 1.412 acres
Quality Rating: Class B
Year Built:
Comments: Build-to-suit.

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mike Greene
(208) 947-0835
Nick Schuitemaker
(208) 947-0802

7 12th Avenue Place - Office



TBD W. Georgia Street - Nampa, ID
Submarket: South Nampa
Office - User
Subtype: Low Rise
Zoning:

Sale Price: Contact Agent
Cap Rate: Occupied: 0%
Size: 4,500 SF Lot: 1.412 acres
Quality Rating: Class B
Year Built:
Comments: Build-to-suit.

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mike Greene
(208) 947-0835
Nick Schuitemaker
(208) 947-0802

8 12th Avenue Place - Office



TBD W. Georgia Street - Nampa, ID
Submarket: South Nampa
Office - User
Subtype: Low Rise
Zoning:

Sale Price: Contact Agent
Cap Rate: Occupied: 0%
Size: 4,500 SF Lot: 1.412 acres
Quality Rating: Class B
Year Built:
Comments: Build-to-suit.

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mike Greene
(208) 947-0835
Nick Schuitemaker
(208) 947-0802

For Sale - User Report

Listings added in the last 30 days have been highlighted.

9 12th Avenue Place - Office



220 W. Georgia Street - Nampa, ID
Submarket: South Nampa
Office - User
Subtype: Low Rise
Zoning:

Sale Price: \$480,000.00 \$93.75 psf
Cap Rate: **Occupied:** 0%
Size: 5,120 SF **Lot:** 0.394 acres
Quality Rating: Class B
Year Built: 2006
Comments:

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mike Greene
(208) 947-0835
Nick Schuitemaker
(208) 947-0802

10 12th Avenue Place - Office

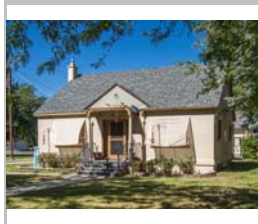


270 W. Georgia Street - Nampa, ID
Submarket: South Nampa
Office - User
Subtype: Low Rise
Zoning:

Sale Price: \$495,000.00 \$96.68 psf
Cap Rate: **Occupied:** 0%
Size: 5,120 SF **Lot:**
Quality Rating: Class B
Year Built: 2006
Comments:

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mike Greene
(208) 947-0835
Nick Schuitemaker
(208) 947-0802

11 1321-1323 Main Street



1321-1323 N. Main Street - Meridian, ID
Submarket: Meridian
Office/Ret - User/Investment *INDER CONTRACT.*
Subtype: Single Tenant
Zoning: C-C

Sale Price: \$479,000.00 \$117.23 psf
Cap Rate: **Occupied:** 39%
Size: 4,086 SF **Lot:** 0.64 acres
Quality Rating: Class C
Year Built: 1937 **Year Renovated:** 2001
Comments: *Two buildings.*

Brianna Miller
Thornton Oliver Keller
(208) 947-5519

12 141 Main Street



141 N. Main Street - Pocatello, ID
Submarket: Pocatello - IF
Office/Ret - User
Subtype: ST Mid Box
Zoning:

Sale Price: \$250,000.00 \$11.11 psf
Cap Rate: **Occupied:** 0%
Size: 22,500 SF **Lot:**
Quality Rating: Class C
Year Built:
Comments: *One grade door.*

Brent Wilson
Thornton Oliver Keller
(208) 227-8148
Brian Wilson
(208) 227-8148
Tammie Whyte
(208) 227-8148

For Sale - User Report

Listings added in the last 30 days have been highlighted.

13 1410 Etheridge



1410 N. Etheridge Lane - Boise, ID
Submarket: West
Office - User
Subtype: Low Rise
Zoning: R-1B

Sale Price: \$768,000.00 \$122.92 psf
Cap Rate: Occupied: 0%
Size: 6,248 SF Lot: 2.54 acres
Quality Rating: Class C
Year Built: 1985
Comments: Includes 1.5 acres vacant land.

Karena Gilbert
Thornton Oliver Keller
(208) 947-0853
Michael Ballantyne
(208) 947-0831

14 1445 Commerce



1445 W. Commerce Avenue - Boise, ID
Submarket: Airport
Industrial - User
Subtype: Whse/Dist.
Zoning: M-1D
Ceiling Height: 16' - 22'
Dock Doors: 4 Rail X
Grade Doors: 3 Yard

Sale Price: \$8,500,000.00 \$68.30 psf
Cap Rate: Occupied: 0%
Size: 124,446 SF Lot: 8 acres
Quality Rating: Class B
Year Built: 1965 Year Renovated: 2006
Comments:

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mike Greene
(208) 947-0835

15 1545 Broadway



1545 W. Broadway - Idaho Falls, ID
Submarket: West - IF
Retail - User
Subtype: ST Big Box
Zoning:

Sale Price: \$2,800,000.00 \$32.61 psf
Cap Rate: Occupied: 0%
Size: 85,860 SF Lot: 7.914 acres
Quality Rating: Class C
Year Built:
Comments: Former K-Mart.

Brent Wilson
Thornton Oliver Keller
(208) 227-8148
Brian Wilson
(208) 227-8148
Tammie Whyte
(208) 227-8148

16 157 North 2nd East



157 N. 2nd - Rexburg, ID
Submarket: Rexburg - IF
Retail - User
Subtype: ST Mid Box
Zoning:

Sale Price: \$950,000.00 \$63.33 psf
Cap Rate: Occupied: 0%
Size: 15,000 SF Lot: 0.927 acres
Quality Rating: Class C
Year Built:
Comments:

Brent Wilson
Thornton Oliver Keller
(208) 227-8148

For Sale - User Report

Listings added in the last 30 days have been highlighted.

17 164 Maine Avenue



164 E. Maine Avenue - Nampa, ID
Submarket: South Nampa
Office/Ret - User
Subtype: Single Tenant
Zoning:

Sale Price: \$699,000.00 \$212.08 psf
Cap Rate: **Occupied:** 0%
Size: 3,296 SF **Lot:** 0.57 acres
Quality Rating: Class B
Year Built: 2004
Comments: *Freestanding office/retail building. Former Bank.*

Brianna Miller
Thornton Oliver Keller
(208) 947-5519
Bob Mitchell
(208) 947-0836

18 1723 Horton



1723 S. Horton Street - Nampa, ID
Submarket: South Nampa
Office - User
Subtype: Low Rise
Zoning:

Sale Price: \$1,570,000.00 \$109.68 psf
Cap Rate: **Occupied:** 0%
Size: 14,314 SF **Lot:** 3.05 acres
Quality Rating: Class B
Year Built: 2006
Comments: *Ideal for assisted living, day care or treatment center.*

Karena Gilbert
Thornton Oliver Keller
(208) 947-0853

19 1725 Pine



1725 W. Pine Avenue - Meridian, ID
Submarket: Meridian
Retail - User
Subtype: Single Tenant
Zoning: C-N

Sale Price: \$216,000.00 \$158.82 psf
Cap Rate: **Occupied:** 0%
Size: 1,360 SF **Lot:** 0.76 acres
Quality Rating: Class C
Year Built: 1958
Comments: *AVAIL 7/15/2017 --*

Brianna Miller
Thornton Oliver Keller
(208) 947-5519

20 201 36th Street



201 E. 36th Street - Boise, ID
Submarket: North
Industrial - User
Subtype: Whse/Dist.
Zoning: C-2
Ceiling Height:
Dock Doors: 4 Rail
Grade Doors: 4 Yard

Sale Price: \$500,000.00 \$85.46 psf
Cap Rate: **Occupied:** 0%
Size: 5,851 SF **Lot:** 0.32 acres
Quality Rating: Class B
Year Built: 1999
Comments: *Includes 1,067 SF of mezzanine office*

Chris Pearson
Thornton Oliver Keller
(208) 947-0859

For Sale - User Report

Listings added in the last 30 days have been highlighted.

21 2026 17th Street



2026 E. 17th Street - Idaho Falls, ID
Submarket: South - IF
Retail - User
Subtype: Single Tenant
Zoning:

Sale Price: \$1,350,000.00 \$179.78 psf
Cap Rate: **Occupied:** 0%
Size: 7,509 SF **Lot:** 0.86 acres
Quality Rating: Class B
Year Built:
Comments: Includes 2,464 SF basement.

Brent Wilson
Thornton Oliver Keller
(208) 227-8148
Brian Wilson
(208) 227-8148
Tammie Whyte
(208) 227-8148

22 211 9th Avenue



211 9th Avenue - Nampa, ID
Submarket: South Nampa
Industrial - User
Subtype: Whse/Dist.
Zoning:
Ceiling Height: 14' - 14'
Dock Doors: Rail
Grade Doors: 2 Yard X

Sale Price: \$585,600.00 \$75.00 psf
Cap Rate: **Occupied:** 0%
Size: 7,808 SF **Lot:** 0.32 acres
Quality Rating: Class C
Year Built: 1947
Comments:

Chris Pearson
Thornton Oliver Keller
(208) 947-0859

23 2125 Broadway



2125 W. Broadway Street - Idaho Falls, ID
Submarket: West - IF
Retail - User
Subtype: Single Tenant
Zoning: C-1

Sale Price: \$1,125,000.00 \$95.34 psf
Cap Rate: **Occupied:** 0%
Size: 11,800 SF **Lot:** 1.05 acres
Quality Rating: Class B
Year Built: 1999
Comments:

Tammie Whyte
Thornton Oliver Keller
(208) 227-8148
Brent Wilson
(208) 227-8148
Brian Wilson
(208) 227-8148

24 224 17th Ave S



224 S. 17th Avenue - Nampa, ID
Submarket: South Nampa
Office - User
Subtype: Low Rise
Zoning: RMH

Sale Price: \$199,000.00 \$51.29 psf
Cap Rate: **Occupied:** 0%
Size: 3,880 SF **Lot:** 0.16 acres
Quality Rating: Class C
Year Built: 1925
Comments: Church. Also includes 3,380 SF basement.

Holly Chetwood
Thornton Oliver Keller
(208) 947-0827
Brianna Miller
(208) 947-5519

For Sale - User Report

Listings added in the last 30 days have been highlighted.

25 2753 State Street



2753 W. State Street - Boise, ID
Submarket: North
Retail - User
Subtype: Single Tenant
Zoning: C-2D

Sale Price: \$125,000.00 \$84.01 psf
Cap Rate: Occupied: 0%
Size: 1,488 SF Lot: 0.16 acres
Quality Rating: Class C
Year Built: 1954
Comments:

John Stevens
Thornton Oliver Keller
(208) 947-0814
Holly Chetwood
(208) 947-0827

26 420 Orchard Street



412-420 S. Orchard Street - Boise, ID
Submarket: Central
Office - User
Subtype: Low Rise
Zoning: L-OD

Sale Price: \$1,400,000.00 \$133.33 psf
Cap Rate: Occupied: 0%
Size: 10,500 SF Lot: 2.08 acres
Quality Rating: Class B
Year Built: 2002
Comments:

Jim Boyd
Thornton Oliver Keller
(208) 947-5522
Michael Ballantyne
(208) 947-0831

27 5555 Glenwood



5555 N. Glenwood Street - Garden City, ID
Submarket: North
Office - User
Subtype: Low Rise
Zoning: C-2

Sale Price: \$1,000,000.00 \$89.00 psf
Cap Rate: Occupied: 0%
Size: 11,236 SF Lot: 0.4 acres
Quality Rating: Class B
Year Built: 2003
Comments:

Devin Pierce
Thornton Oliver Keller
(208) 947-0850
Karena Gilbert
(208) 947-0853

28 588 SE 1st Avenue



588 S.E. 1st Avenue - Ontario, OR
Submarket: Out-of-Area
Industrial - User
Subtype: Whse/Dist.
Zoning: I-L
Ceiling Height: 16' - 16'
Dock Doors: Rail
Grade Doors: 4 Yard X

Sale Price: \$900,000.00 \$73.05 psf
Cap Rate: Occupied: 0%
Size: 12,320 SF Lot: 3.9 acres
Quality Rating: Class B
Year Built:
Comments: Includes 4,480 SF of storage. See Chris or Trevik for details.

Mike Keller
Thornton Oliver Keller
(208) 947-0844

For Sale - User Report

Listings added in the last 30 days have been highlighted.

29 600 Armstrong



600 N. Armstrong Place - Boise, ID
 Submarket: West
 Office - User/Investment
 Subtype: Low Rise
 Zoning: M-1D

Sale Price: \$2,050,000.00 \$115.49 psf
Cap Rate: _____ **Occupied:** 57%
Size: 17,750 SF **Lot:** 1.31 acres
Quality Rating: Class B
Year Built: 1994
Comments:

Karena Gilbert
 Thornton Oliver Keller
 (208) 947-0853
 Michael Ballantyne
 (208) 947-0831

30 6803 Overland



6803 W. Overland Road - Boise, ID
 Submarket: Central
 Retail - User
 Subtype: Single Tenant
 Zoning: C-2D

Sale Price: \$240,000.00 \$118.52 psf
Cap Rate: _____ **Occupied:** 0%
Size: 2,025 SF **Lot:** 0.27 acres
Quality Rating: _____
Year Built: 1976
Comments:

Mark Schlag
 Thornton Oliver Keller
 (208) 947-0817
 Peter Oliver
 (208) 947-0816

31 6887 Fairview Avenue



6887 W. Fairview Avenue - Boise, ID
 Submarket: West
 Office/Ret - User/Investment
 Subtype: Strip Center
 Zoning: C-2D

Sale Price: \$890,000.00 \$180.34 psf
Cap Rate: _____ **Occupied:** 33%
Size: 4,935 SF **Lot:** 0.376 acres
Quality Rating: Class A
Year Built: 2016
Comments:

John Stevens
 Thornton Oliver Keller
 (208) 947-0814
 Bob Mitchell
 (208) 947-0836

32 830 SE 1st Ave



830 S.E. 1st Avenue - Ontario, OR
 Submarket: Out-of-Area
 Retail - User
 Subtype: Single Tenant
 Zoning: O-C2

Sale Price: \$695,000.00 \$89.87 psf
Cap Rate: _____ **Occupied:** 0%
Size: 7,733 SF **Lot:** 1.089 acres
Quality Rating: Class B
Year Built: 1984
Comments:

Mike Keller
 Thornton Oliver Keller
 (208) 947-0844

For Sale - User Report

Listings added in the last 30 days have been highlighted.

33 Afton Retail



611 S. 8th Street - Boise, ID
 Submarket: Downtown
 Office/Ret Condo - User
 Subtype: Single Tenant
 Zoning: C-5DD

Sale Price: \$295,200.00 \$150.00 psf
Cap Rate: _____ **Occupied:** 0%
Size: 1,968 SF **Lot:** 0.605 acres
Quality Rating: Class A
Year Built: _____
Comments: AVAIL 6/22/2017 -- Mezzanine Option for a total of 3,000 SF - 3,500 SF.

Mark Schlag
 Thornton Oliver Keller
 (208) 947-0817

34 Belgravia - Unit 26



120 S. 5th Street - Boise, ID
 Submarket: Downtown
 Office/Ret - User
 Subtype: Low Rise
 Zoning: _____

Sale Price: \$199,000.00 \$297.90 psf
Cap Rate: _____ **Occupied:** 68%
Size: 668 SF **Lot:** _____
Quality Rating: Class C
Year Built: 1920 **Year Renovated:** 1951
Comments: _____

John Stevens
 Thornton Oliver Keller
 (208) 947-0814

35 Boise Research Center Parcels



Discovery Way - Boise, ID
 Submarket: West
 Office/Ind - User
 Subtype: Flex
 Zoning: T-1D
 Ceiling Height: _____
 Dock Doors: _____ Rail
 Grade Doors: _____ Yard

Sale Price: Contact Agent
Cap Rate: _____ **Occupied:** 0%
Size: 36,000 SF **Lot:** 2.9 acres
Quality Rating: _____
Year Built: _____
Comments: Building(s) from 16,000 SF to 36,000 SF.

Peter Oliver
 Thornton Oliver Keller
 (208) 947-0816
 Mike Greene
 (208) 947-0835

36 Bridger 1



12438 W. Bridger Street - Boise, ID
 Submarket: West
 Office - User/Investment
 Subtype: Low Rise
 Zoning: T-1D

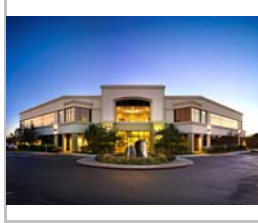
Sale Price: \$3,339,600.00 \$181.90 psf
Cap Rate: _____ **Occupied:** 76%
Size: 18,360 SF **Lot:** 2.07 acres
Quality Rating: Class B
Year Built: 1994
Comments: _____

Patrick Shalz
 Thornton Oliver Keller
 (208) 947-0834
 Mike Keller
 (208) 947-0844

For Sale - User Report

Listings added in the last 30 days have been highlighted.

37 Brighton Plaza



12601 W. Explorer Drive - Boise, ID
Submarket: West
Office - User
Subtype: Low Rise
Zoning:

Sale Price: \$7,150,275.00 \$165.00 psf
Cap Rate: **Occupied:** 38%
Size: 43,335 SF **Lot:**
Quality Rating: Class A
Year Built: 2003
Comments:

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mike Greene
(208) 947-0835

38 Broadview University



2750 E. Gala Court - Meridian, ID
Submarket: S Meridian
Office - User *INDER CONTRACT.*
Subtype: Low Rise
Zoning: C-G

Sale Price: \$4,680,000.00 \$150.00 psf
Cap Rate: **Occupied:** 0%
Size: 31,200 SF **Lot:** 4 acres
Quality Rating: Class A
Year Built: 2011
Comments: *Well maintained building.*

Al Marino
Thornton Oliver Keller
(208) 947-0811

39 Chase Plaza



175-199 N. Capitol Blvd. - Boise, ID
Submarket: Downtown
Office Condo - User
Subtype: High Rise
Zoning: C-5HD

Sale Price: \$677,250.00 \$150.00 psf
Cap Rate: **Occupied:** 72%
Size: 4,515 SF **Lot:**
Quality Rating: Class A
Year Built: 1995
Comments: *Assoc. Dues: \$1,290.51 per month*

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mark Schlag
(208) 947-0817

40 Chase Plaza



175-199 N. Capitol Blvd. - Boise, ID
Submarket: Downtown
Office - User
Subtype: High Rise
Zoning: C-5HD

Sale Price: \$638,000.00 \$198.69 psf
Cap Rate: **Occupied:** 72%
Size: 3,211 SF **Lot:**
Quality Rating: Class A
Year Built: 1995
Comments:

John Stevens
Thornton Oliver Keller
(208) 947-0814

For Sale - User Report

Listings added in the last 30 days have been highlighted.

41 Chase Plaza



175-199 N. Capitol Blvd. - Boise, ID
Submarket: Downtown
Office Condo - User
Subtype: High Rise
Zoning: C-5HD

Sale Price: \$1,639,950.00 \$150.00 psf
Cap Rate: **Occupied:** 72%
Size: 10,933 SF **Lot:**
Quality Rating: Class A
Year Built: 1995
Comments: Assoc. Dues: \$3,671.47/Month

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Mark Schlag
(208) 947-0817

42 Columbia Business Park A



2033-2069 Summersweet Drive - Boise, ID
Submarket: Southeast
Office - User/Investment
Subtype: Low Rise
Zoning: M-1D

Sale Price: \$2,115,000.00 \$129.95 psf
Cap Rate: **Occupied:** 59%
Size: 16,275 SF **Lot:**
Quality Rating: Class B
Year Built: 1998
Comments:

Nick Schuitemaker
Thornton Oliver Keller
(208) 947-0802
Mike Greene
(208) 947-0835
Peter Oliver
(208) 947-0816

43 Fulton Annex



518-520 S. 9th Street - Boise, ID
Submarket: Downtown
Office - User/Investment
Subtype: Mid Rise
Zoning: C-5DD

Sale Price: \$1,450,000.00 \$140.15 psf
Cap Rate: **Occupied:** 41%
Size: 10,346 SF **Lot:** 0.08 acres
Quality Rating: Class B
Year Built: 1935 **Year Renovated:** 2002
Comments: Seller financing available with \$0 down payment.

Mike Greene
Thornton Oliver Keller
(208) 947-0835
Peter Oliver
(208) 947-0816
Nick Schuitemaker
(208) 947-0802

44 Hartman Medical Building



1075 N. Curtis Road - Boise, ID
Submarket: Central
Office Condo - User
Subtype: Mid Rise
Zoning: L-OD

Sale Price: \$388,550.00 \$129.00 psf
Cap Rate: **Occupied:** 89%
Size: 3,012 SF **Lot:**
Quality Rating: Class A
Year Built: 1994
Comments:

Patrick Shalz
Thornton Oliver Keller
(208) 947-0834
Gavin Phillips
(208) 947-0812

For Sale - User Report

Listings added in the last 30 days have been highlighted.

45 Heritage Commons



1520 E. Heritage Park Street - Meridian, ID
Submarket: Meridian
Office Condo - User
Subtype: Low Rise
Zoning: R-8

Sale Price: \$663,000.00 \$130.00 psf
Cap Rate: **Occupied:** 25%
Size: 5,100 SF **Lot:** 0.4 acres
Quality Rating: Class B
Year Built: 2004
Comments: 3,866 SF is shell.

Nick Schuitemaker
Thornton Oliver Keller
(208) 947-0802
Mike Greene
(208) 947-0835
Peter Oliver
(208) 947-0816

46 Heritage Commons



1585 E. Leighfield Drive - Meridian, ID
Submarket: Meridian
Office - User
Subtype: Low Rise
Zoning: C-N

Sale Price: \$637,500.00 \$125.00 psf
Cap Rate: **Occupied:** 0%
Size: 5,100 SF **Lot:** 0.68 acres
Quality Rating: Class B
Year Built: 2005
Comments:

Nick Schuitemaker
Thornton Oliver Keller
(208) 947-0802
Mike Greene
(208) 947-0835
Peter Oliver
(208) 947-0816

47 IADA Building



4980 W. State Street - Boise, ID
Submarket: North
Office - User/Investment
Subtype: Low Rise
Zoning: R-2

Sale Price: \$269,000.00 \$139.38 psf
Cap Rate: **Occupied:** 60%
Size: 1,930 SF **Lot:** 0.255 acres
Quality Rating: Class B
Year Built: 1998
Comments: Potential for rental income.

Patrick Shalz
Thornton Oliver Keller
(208) 947-0834

48 Parkwood Professional Center



765 S. Woodruff Avenue - Idaho Falls, ID
Submarket: North - IF
Office/Ret - User/Investment
Subtype: Low Rise
Zoning: R-2

Sale Price: \$1,275,000.00 \$65.06 psf
Cap Rate: **Occupied:** 63%
Size: 19,596 SF **Lot:** 1.5424 acres
Quality Rating: Class B
Year Built: 1989
Comments:

Brent Wilson
Thornton Oliver Keller
(208) 227-8148
Brian Wilson
(208) 227-8148
Tammie Whyte
(208) 227-8148

For Sale - User Report

Listings added in the last 30 days have been highlighted.

49 Rockbridge Office



50 N. Seneca Springs Way - Star, ID
Submarket: Star
Office - User
Subtype: Low Rise
Zoning: C-1

Sale Price: \$325,000.00 \$104.43 psf
Cap Rate: Occupied: 0%
Size: 3,112 SF Lot: 0.402 acres
Quality Rating: Class B
Year Built: 2006
Comments:

Chris Pearson
Thornton Oliver Keller
(208) 947-0859
Brianna Miller
(208) 947-5519

50 S. Cole Business Park



7413-7557 Mossy Cup Street - Boise, ID
Submarket: Southwest
Industrial Condo - User
Subtype: Whse/Dist.
Zoning: M-1
Ceiling Height: 19' - 19'
Dock Doors: 1 Rail
Grade Doors: 13 Yard

Sale Price: \$929,000.00 \$56.45 psf
Cap Rate: Occupied: 72%
Size: 16,458 SF Lot: 3.024 acres
Quality Rating: Class B
Year Built: 1987
Comments: 4 grade, 2 dock, 12,930 SF fenced yard.

Peter Oliver
Thornton Oliver Keller
(208) 947-0816
Chris Pearson
(208) 947-0859

51 Silverstone Plaza



3405 E. Overland Road - Meridian, ID
Submarket: S Meridian
Office Condo - User
Subtype: Mid Rise
Zoning: C-C

Sale Price: \$795,000.00 \$155.79 psf
Cap Rate: Occupied: 80%
Size: 5,103 SF Lot: 4.7 acres
Quality Rating: Class A
Year Built: 2009
Comments:

Michael Ballantyne
Thornton Oliver Keller
(208) 947-0831
Karena Gilbert
(208) 947-0853

52 Silverstone Plaza



3405 E. Overland Road - Meridian, ID
Submarket: S Meridian
Office Condo - User
Subtype: Mid Rise
Zoning: C-C

Sale Price: \$1,195,000.00 \$231.72 psf
Cap Rate: Occupied: 80%
Size: 5,157 SF Lot: 4.7 acres
Quality Rating: Class A
Year Built: 2009
Comments:

Michael Ballantyne
Thornton Oliver Keller
(208) 947-0831
Karena Gilbert
(208) 947-0853

For Sale - User Report

Listings added in the last 30 days have been highlighted.

53 Steelwood Condo



1883-1889 N. Wildwood Street - Boise, ID
Submarket: West
Office - User
Subtype: Flex
Zoning: C-2D
Ceiling Height: 16' - 20'
Dock Doors: Rail
Grade Doors: 2 Yard

Sale Price: \$587,620.00 \$111.93 psf
Cap Rate: Occupied: 85%
Size: 5,250 SF Lot:
Quality Rating: Class A
Year Built: 2007
Comments:

Karena Gilbert
Thornton Oliver Keller
(208) 947-0853
Zack Stoddard
(208) 947-5509

54 Stonegate Office Complex



2993-2997 N. Cole Road - Boise, ID
Submarket: West
Office Condo - User
Subtype: Low Rise *Distressed Property*
Zoning: R-1C

Sale Price: \$79,000.00 \$56.19 psf
Cap Rate: Occupied: 84%
Size: 1,406 SF Lot: 0.38 acres
Quality Rating: Class C
Year Built: 1983
Comments:

Lenny Nelson
Thornton Oliver Keller
(208) 947-0806
John Stevens
(208) 947-0814

55 The Monarch



810 E. Sunnyside Road - Idaho Falls, ID
Submarket: South - IF
Office - User
Subtype: Low Rise
Zoning:

Sale Price: \$995,000.00 \$145.83 psf
Cap Rate: Occupied: 100%
Size: 6,823 SF Lot: 4.86 acres
Quality Rating: Class C
Year Built: 1970
Comments:

Brent Wilson
Thornton Oliver Keller
(208) 227-8148
Brian Wilson
(208) 227-8148
Tammie Whyte
(208) 227-8148