

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: 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: \$329,000.00 \$78.09 psf
Cap Rate: Occupied: 0%
Size: 4,213 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

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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

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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

11 141 Main Street



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

Sale Price: \$229,000.00 \$10.18 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

12 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

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13 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

14 157 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

15 164 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

16 1723 Horton



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

Sale Price: \$1,470,000.00 \$102.70 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

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17 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: Available with 30 days notice.
Residential conversion.

Brianna Miller
Thornton Oliver Keller
(208) 947-5519

18 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

19 211 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

20 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

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21 224 17th Ave S



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

Sale Price: \$179,000.00 \$46.13 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

22 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

23 333 Northgate Mile



333 Northgate Mile - Idaho Falls, ID
Submarket: North - IF
Office/Ind - User
Subtype: Low Rise
Zoning:

Sale Price: \$990,000.00 \$28.12 psf
Cap Rate: **Occupied:** 0%
Size: 35,202 SF **Lot:** 1.68 acres
Quality Rating: Class C
Year Built:
Comments:

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

24 3525 State



3525 W. State Street - Boise, ID
Submarket: North
Retail - User
Subtype: Single Tenant
Zoning: C-2D

Sale Price: \$300,000.00 \$228.83 psf
Cap Rate: **Occupied:** 0%
Size: 1,311 SF **Lot:** 0.31 acres
Quality Rating: Class C
Year Built: 1956
Comments:

Holly Chetwood
Thornton Oliver Keller
(208) 947-0827

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25 4050 Yellowstone



4050 Yellowstone Avenue - Pocatello, ID
Submarket: Pocatello - IF
Retail - User *INDER CONTRACT.*
Subtype: Single Tenant
Zoning:

Sale Price: \$1,100,000.00 \$415.09 psf
Cap Rate: **Occupied:** 0%
Size: 2,650 SF **Lot:** 0.78 acres
Quality Rating: Class A
Year Built:
Comments:

Brent Wilson
Thornton Oliver Keller
(208) 227-8148

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 4708 Fairview



4708 W. Fairview Avenue - Boise, ID
Submarket: West
Office - User/Investment
Subtype: Low Rise
Zoning: C-2D

Sale Price: \$460,000.00 \$82.44 psf
Cap Rate: **Occupied:** 0%
Size: 5,580 SF **Lot:** 0.34 acres
Quality Rating: Class C
Year Built: 1940 **Year Renovated:** 1974
Comments:

Dan Minnaert
Thornton Oliver Keller
(208) 947-0845
Karena Gilbert
(208) 947-0853

28 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

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29 588 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

30 600 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

31 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

32 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

For Sale - User Report

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33 7557 Mossy Cup



7413-7557 Mossy Cup Street - Boise, ID
Submarket: Southwest
Industrial Condo - User *INDER CONTRACT.*
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

34 830 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

35 Afton Retail

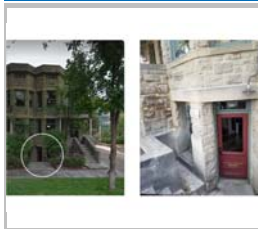


611 S. 8th Street - Boise, ID
Submarket: Downtown
Office/Ret Condo - User
Subtype: Single Tenant
Zoning: C-5DD

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: 2017
Comments: Mezzanine Option for a total of 3,000 SF - 3,500 SF.

Mark Schlag
Thornton Oliver Keller
(208) 947-0817

36 Belgravia - Unit 26



120 S. 5th Street - Boise, ID
Submarket: Downtown
Office/Ret Condo - 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

For Sale - User Report

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37 Boise Research Center BTS



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:
Size: 36,000 SF
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

38 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:
Size: 18,360 SF
Quality Rating: Class B
Year Built: 1994
Comments:

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

39 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:
Size: 43,335 SF
Quality Rating: Class A
Year Built: 2003
Comments:

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

40 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:
Size: 31,200 SF
Quality Rating: Class A
Year Built: 2011
Comments: Well maintained building.

Al Marino
Thornton Oliver Keller
(208) 947-0811

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: \$1,300,000.00 \$118.91 psf
Cap Rate: _____ **Occupied:** 76%
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 Chase Plaza



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

Sale Price: \$638,000.00 \$198.69 psf
Cap Rate: _____ **Occupied:** 76%
Size: 3,211 SF **Lot:** _____
Quality Rating: Class A
Year Built: 1995
Comments: Fully furnished turn-key officie condo

John Stevens
 Thornton Oliver Keller
 (208) 947-0814

43 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

44 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

For Sale - User Report

Listings added in the last 30 days have been highlighted.

45 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

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:** 74%
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 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:** 86%
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

51 State Street Plaza



4101-4121 W. State Street - Boise, ID
 Submarket: North
 Retail - User/Investment
 Subtype: Strip Center
 Zoning: C-2D

Sale Price: \$710,000.00 \$106.35 psf
Cap Rate: _____ **Occupied:** 44%
Size: 6,676 SF **Lot:** 0.68 acres
Quality Rating: Class C
Year Built: 1985
Comments:

Brianna Miller
 Thornton Oliver Keller
 (208) 947-5519
 Zack Stoddard
 (208) 947-5509
 John Stevens
 (208) 947-0814

52 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

For Sale - User Report

Listings added in the last 30 days have been highlighted.

53 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