

OFFICE BUILDING FOR SALE or LEASE

1916 ELLIS AVENUE

Caldwell, Idaho 83605



PROPERTY INFORMATION:

Submarket:	Caldwell	Bldg Size:	2,971 SF
Bldg Type:	Office	Lot Size:	0.25 Acres
Year Built:	1978	Zoning:	Caldwell City C-2
Remodel:	1988	Available:	Immediately
# of Floors:	1 + Basement		

LEASE TERMS:

Lease Rate:	\$11.00 per SF NNN
Lease Type:	NNN
Lease Terms:	3-5 Years

SALE TERMS:

Sale Price: **\$399,000.00** | \$134.00 per SF

CONTACT:

Karena Gilbert

Ph: 208.947.0853

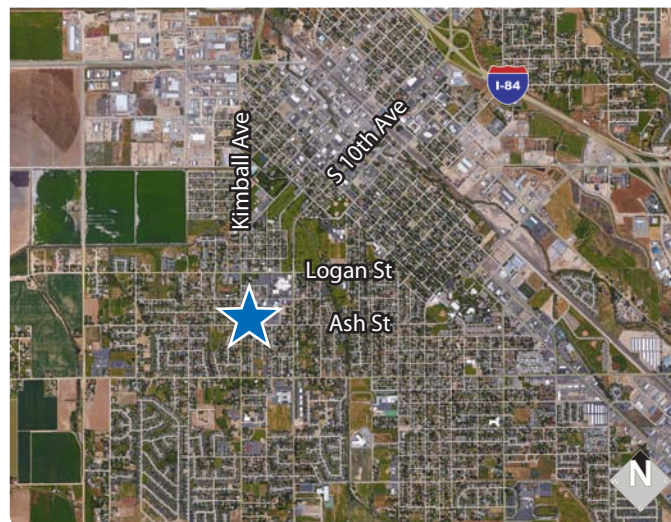
karena@tokcommercial.com

John Stevens, CCIM

Ph: 208.947.0814

john@tokcommercial.com

CONTACT AGENT FOR SHOWING



LISTING COMMENTS:

Great location near West Valley Medical Center.

Fully built out office/dental space.

1,120 square foot garage behind the building.

854 square foot basement.

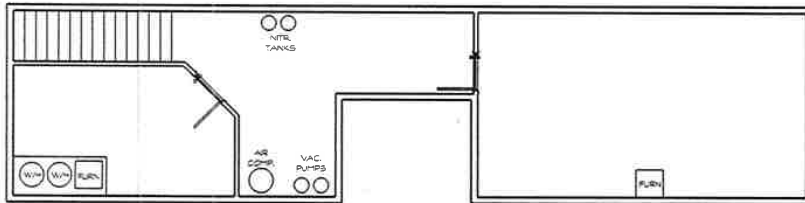
Ample private parking for clientele and employees

Great owner-user opportunity.

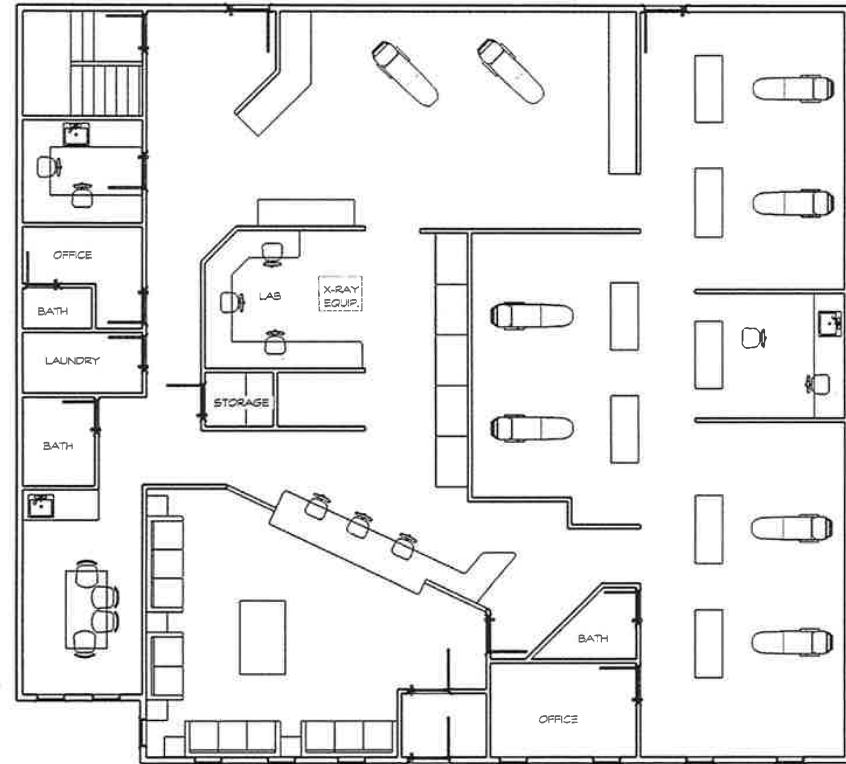
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BASEMENT | 854 SF



MAIN FLOOR | 2,971 SF



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