

NAMPA OFFICE BUILDING

98 McCLURE AVENUE

NAMPA, ID



rallensrealty.com



RALLENS REALTY
CONSULTANTS

FOR SALE OR LEASE



PROPERTY INFORMATION

PROPERTY TYPE	Office For Sale Or Lease
ADDRESS	90, 98, 102, 106, 110 McClure Ave Nampa, ID 83651
BUILDING SF	±8,693 SF
ZONING	City of Nampa - BC
PURCHASE PRICE	\$1,890,000
AVAILABLE SPACE	±5,231 SF
LEASE RATE	\$16.00 (Modified Gross)
LEASE TERM	3-5 years
TI ALLOWANCE	Negotiable

HIGHLIGHTS

- Rare office purchase opportunity in Nampa
- Building is comprised of five individual commercial condos
- Currently demised into three spaces
- Close access to Interstate 84 via Northside Boulevard
- Frontage on Caldwell Boulevard

This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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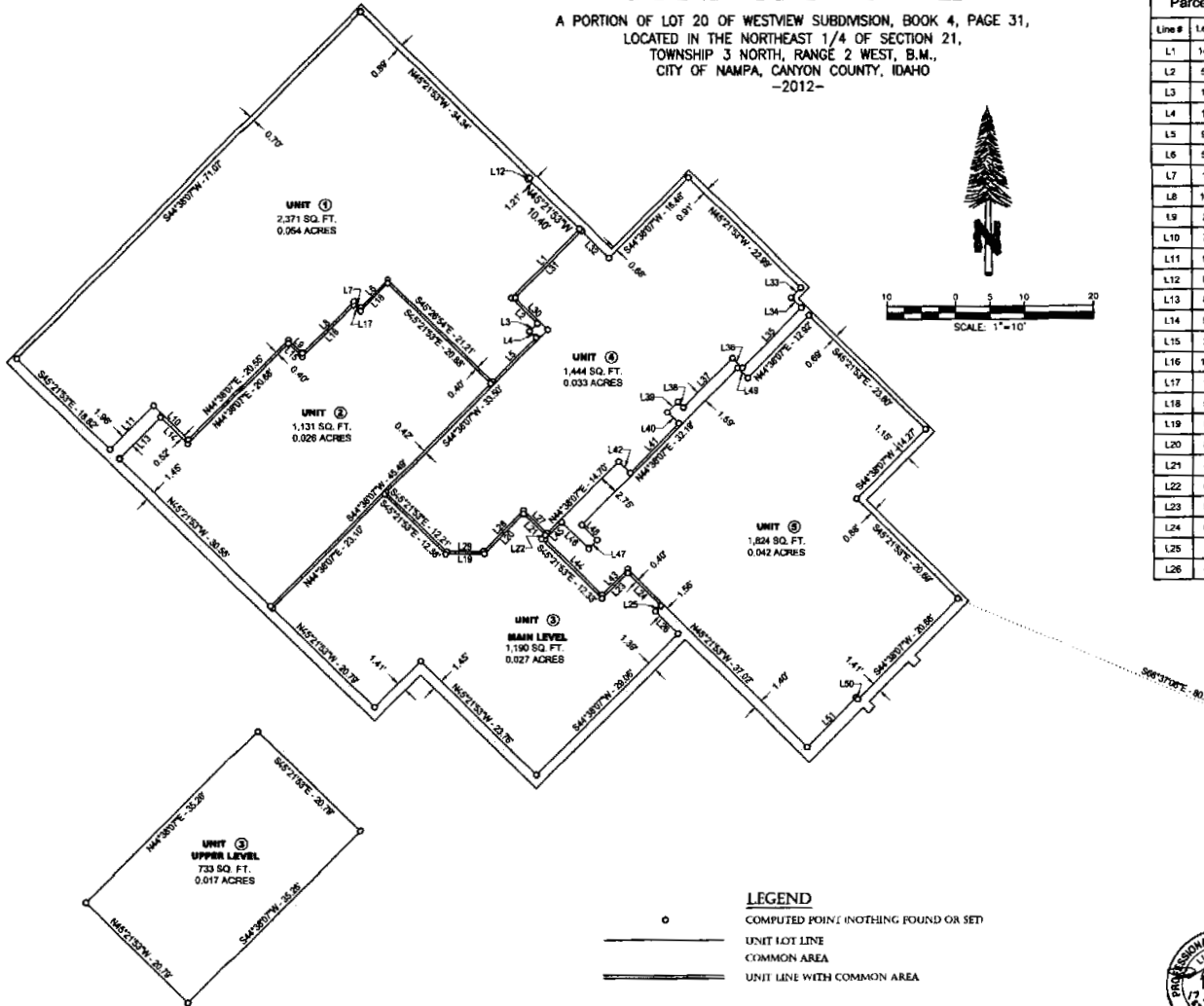
208.859.7407 | ben@rallensrealty.com

RALLENS REALTY CONSULTANTS | 401 W FRONT ST, SUITE 307, BOISE, ID 83702 | 208.996.1055



MCCLURE'S BUSINESS PARK CONDOMINIUMS

A PORTION OF LOT 20 OF WESTVIEW SUBDIVISION, BOOK 4, PAGE 31,
LOCATED IN THE NORTHEAST 1/4 OF SECTION 21,
TOWNSHIP 3 NORTH, RANGE 2 WEST, B.M.,
CITY OF NAMPA, CANYON COUNTY, IDAHO
-2012-



LEGEND
 ○ COMPUTED POINT (NOTHING FOUND OR SET)
 — UNIT LOT LINE
 — COMMON AREA
 — UNIT LINE WITH COMMON AREA

Line #	Length	Direction
L1	14.17	N44°38'07"E
L2	5.26	N45°21'53"W
L3	1.82	N44°38'07"E
L4	1.32	N45°21'53"W
L5	9.07	N44°38'07"E
L6	5.71	N44°38'07"E
L7	1.38	S45°21'53"E
L8	10.59	N44°38'07"E
L9	2.80	S45°21'53"E
L10	7.11	S45°21'53"E
L11	9.01	N44°38'07"E
L12	0.32	N44°38'07"E
L13	8.49	N44°38'07"E
L14	5.55	S45°21'53"E
L15	2.80	S45°21'53"E
L16	10.62	N44°38'07"E
L17	1.32	S45°21'53"E
L18	5.70	N44°38'07"E
L19	5.67	N89°38'07"E
L20	8.17	N44°38'07"E
L21	4.40	S45°21'53"E
L22	0.79	S44°38'07"W
L23	5.20	N44°38'07"E
L24	6.79	S45°21'53"E
L25	1.16	S44°38'07"W
L26	4.54	S45°21'53"E

Line #	Length	Direction
L27	4.80	S45°21'53"E
L28	8.41	N44°38'07"E
L29	5.35	N89°38'07"E
L30	6.06	S45°21'53"E
L31	13.75	S44°38'07"W
L32	5.56	N45°18'01"W
L33	2.01	N44°38'07"E
L34	2.06	N45°21'53"W
L35	12.42	N44°38'07"E
L36	2.07	S45°21'53"E
L37	10.10	N44°38'07"E
L38	1.17	S45°21'53"E
L39	2.16	N44°38'07"E
L40	2.33	N45°21'53"W
L41	10.12	N44°38'07"E
L42	2.33	S45°21'53"E
L43	5.19	S44°38'07"W
L44	11.50	N45°21'53"W
L45	3.40	N44°38'07"E
L46	5.44	S45°21'53"E
L47	1.77	N44°38'07"E
L48	3.11	N45°21'53"W
L49	2.06	S45°21'53"E
L50	0.37	N45°21'53"W
L51	10.15	S44°38'07"W

PREPARATION DATE: 04-01-11 JOB NO. 10057 SHEET 2 OF 5 SHEETS BOOK 43, PAGE 17

98 McClure Ave

SQUARE FOOTAGE: ±5,231 SF
LEASE RATE: \$16.00/SF MG



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±5,231 SF ➔

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