

1263 Bennett Ave. Suite 2 Unit/Lot # Bennett Office Complex	Status: Active Price \$825,000.00	DOM/CDOM: 203 / 203 \$/SQFT \$283.21	MLS #: 98974378 \$/Acre \$2,578,125.00
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LOCATION Type: Health Care City: Burley State: ID Zip: 83318 County: Cassia Zoning: Parcel #: RP10S23E216001, RP10S23E216000 Legal Description: T 8752 (Aka Unit 2 of Bennett Bldg Condo) & 16% of T 5961D (W1/2Sw) S21 T 10 R 23 & T 8753 (Aka Unit 3 of Bennett Bldg Condo) & Directions: Overland Ave/E on Main/S on Bennett. building on left	PROPERTY USE/ FINANCIAL Sale/Lease: For Sale Investment Property: Real Estate Incl.: Net Lease Investment: Building Class: Vac/Suited for Years Left on Lease: Potent. Short Sale: No REO/Bank Owned: No In Foreclosure: No Construction Exist.: Under Const./Prop.: New Constr. Comp. Date: Property Auctioned: Built to Suit Lease: Assumable: Flood Ins Required: Non-Qualifying: Local Improve. Dist: Financing Hit Count Client/Agent: 1 / 13 Map & Assoc 	
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GENERAL Year Built: 1997 Age: 21 - 30 Years Parking: 21 - 50 Spaces Parking Spaces: 40 Parking Ratio: Acres: 0.32 Prop on Ground Lease: Tenancy: Occupancy %: Location Description: Great office centrally located and close to Hospital. Great for Medical or professional office. Highlights:	Total Building Size 2,913 Lot Size Front. Width (FT): Lot Size Length Total Lot Size (SF): Land Size: 10000 SF - .49 Acre Gross Leasable Area (SF): 2,913 Minimum Divisible (SF): Maximum Contiguous # Dock-HighDoors/Loading : #Drive In/Grade-Lvl Doors: Clear Ceiling Height (FT): Spaces: Beds: Rooms: Stories: Corridor: Gas Avail.: Fenced:	Property Description Hard to find Medical office suite available in great location. Beautiful all brick office with over 2900sqft with large waiting & reception area, 6 exam rooms, 1 imaging room, 2 private offices, 2 private bathrooms and 1 common area bathroom, kitchen area, storage room and bullpen admin area with multiple built-in work stations. 40 shared parking spaces. AGENT REMARKS Great opportunity in Burley just north of Cassia Regional Hospital. Beautiful brick building in great location, great for medical or business office.
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SALES Gross Rent Multiplier: CAP Rate %: USMI: 1 2 3 4 5 RBI: 1 2 3 4 5 MTI: 1 2 3 4 5 Expense Hazard Insur.: Manager Maintenance Supplies Utility Other	Avg. Daily Rate \$: RevPAR \$: # Units/Spaces SF Avg. Month Lease \$ Description # Beds # Rooms Avg. Rates \$ Description Lease End Date SF Financial Totals All Units: Pers Prop Tax: Real Prop Tax: 3,886 Vacancy/Credit Loss: Gross Oper. Inc: Total Annual Oper. Net Oper. Inc:	Income/Expense Info: Financial Year: Gross Income \$ Effective Gross Inc \$ Pre-Tax Cash Flow \$	LISTING / MLS INFORMATION Agent: Walt Hess Phone Cell: 208-410-2525 Email: walthess@gemstaterealty.com List Gem State Realty Inc Office Phone: Main: 208-734-0400 Office Fax: Fax: 208-733-6112 Co-List Agent: Adam R Hess Co-List Agent Cell: 208-571-6644 Owner: Crane Owner Phone: Managers Managers Phone: Listing Full Service Seller Concession: Selling Agt to Present Offer Directly: No Listing 2/11/2026 Expir. Date: 2/28/2027 Showing Instructions: Call for Instructions SOLD INFORMATION Sold How Sold: Selling Agent: Selling Office:
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Debt & Equity:			
Debt Information:	Down Payment \$:	Amoritized Over - Years	Annual Debt Service \$
Loan Amount \$	Interest Rate %:	Due In - Years	
Loan Description			

LEASE

Sublease: **Yes** Date Available: Lease Term Months: **40** Lease Type: **NNN** Traffic Count:
 NNN Expenses:
 Cross Street: **Main St./Bennett Ave**
 Anchor Tenants:
 1:
 2:
 3:
 4:

FEATURES

Air Conditioning: **Central Air**
 Construction: **Brick**
 Docs on File:
 Floor Construction: **Wood**
 Heating: **Forced Air, Gas**
 List Class: **Excl Right to Sell**
 Power: **110 Volt**
 Roof: **Composition Shingle**
 Sewer: **Yes Connected**
 Structure: **Handicap Access, Paved Street, Lighting**

Terms: **Other**

Water: **City Service**

Suitable for:

Agriculture:
 Health Care: **Acute Care Hospital**
 Hotel/Motel:
 Industrial:
 Land:
 Multifamily:
 Office: **Medical Office, Business Park**
 Residential Income:
 Retail:
 Senior Housing:
 Shopping:
 Special Purpose:
 Sports & Entertainment:

MAP & IMAGES

