



For Sale

2273 E. Gala Street, Suite 120

Meridian, Idaho 83642

Highlights

- Move in ready condominium medical or office space
- Neighbors include: St Luke’s Family Medicine and Pulmonary, The Allergy Group, and LiveWell Psychiatry and many more medical and general office uses
- On-site parking included and ample
- Central Treasure Valley Location with Ease of access from I-84, south of freeway
- Short term tenant in place—**DO NOT DISTURB**
Call or email agent for access.

Space Available

Suite	Size	Price
120	2,841 SF	\$950,000 or \$334/SF

Demographics

	1 Mile	3 Miles	5 Miles
Population	7,189	84,881	228,161
Households	2,834	31,650	84,851
Avg. HH Income	\$150,615	\$140,124	\$129,771

Scott Feighner
 +1 208 861 4812
 scott.feighner@colliers.com

Disclosures

- Property is to be sold as-is
- Seller is a licensed real estate agent in the state of Idaho

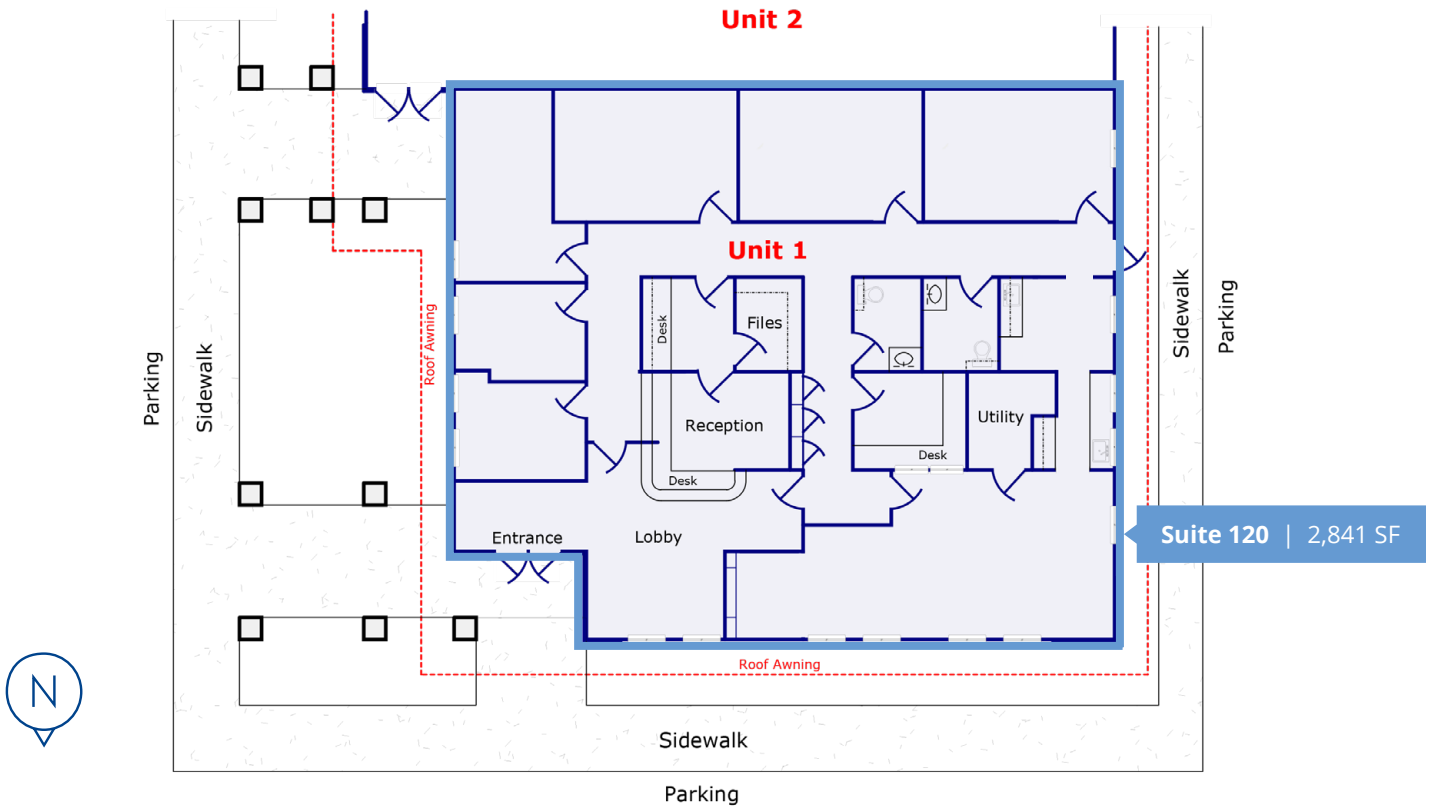
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Property Information

Property Type	Office/Medical
Building Size	7,678 SF (3 condos in total)
Space Available	2,841 SF
Parking	Ample On-Site
Sale Price	\$950,000 or \$334/SF
OpEx/Taxes/ Association Dues Estimate	\$4.02/SF/YR (not including directly metered Gas & Electric or general maintenance)



Floor Plan



Scott Feighner
+1 208 861 4812
scott.feighner@colliers.com

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Location



755 West Front Street, Suite 300
 Boise, Idaho 83702
 +1 208 345 9000
 colliers.com/idaho

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