



OFFICE CONDO | FOR SALE

SELLER TO EXECUTE A 12-MONTH NNN LEASEBACK UPON CLOSING

GREAT INVESTMENT OR FUTURE OWNER/USER

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HIGHLIGHTS

Great opportunity for an office investment or future owner-user.

Seller will do a leaseback and sign a 12-month absolute NNN lease.

Located in North Meridian at a signalized intersection of Ustick and Linder Rd.

High quality medical Tenant who will pay all operating expenses.

Efficient office layout with private offices, reception area, and restroom.

Do not disturb the business.

DETAILS

AVAILABLE SPACE: Suite 100

SPACE SIZE: 1,161 SF

NOI: \$36,000

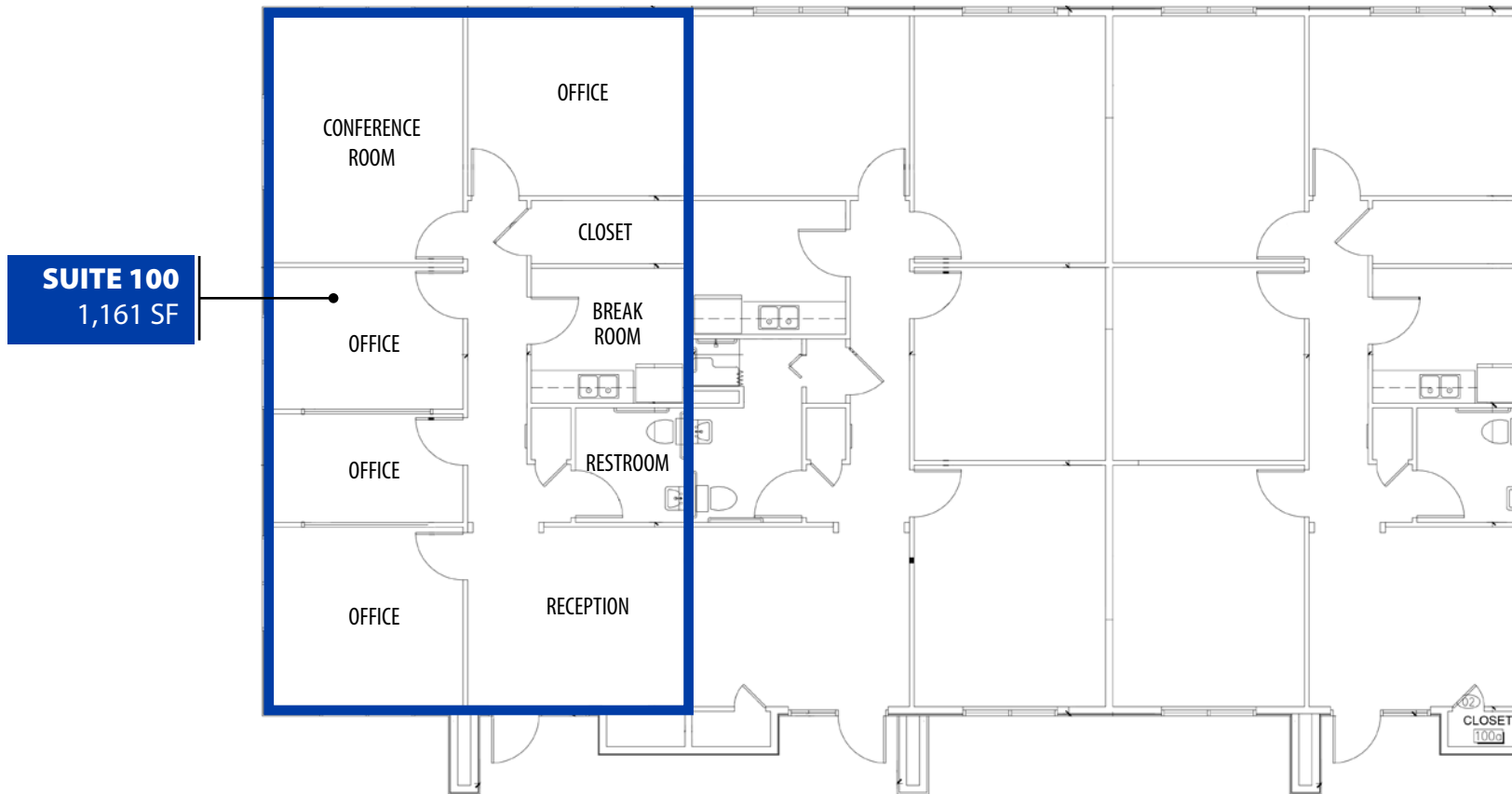
CAP RATE: 6.26%

LEASE TERM: 12 Months (Upon Closing)

LEASE TYPE: Absolute NNN

TENANT: Elevate Healthcare

SALE PRICE: \$575,000



UPDATED: 8.17.2026

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