

FOR SALE

915 Overland
Burley Idaho



ZONING:	C3 - Light Industrial Commercial	
SQUARE FOOTAGE:	Main Level Office:	2,000 s.f.
	Main Level Storage:	3,050 s.f.
	Main Level Showroom:	460 s.f.
	Main Level Warehouse:	9,640 s.f.
	Second Floor Office:	2,000 s.f.
	Total Area:	17,150 s.f.

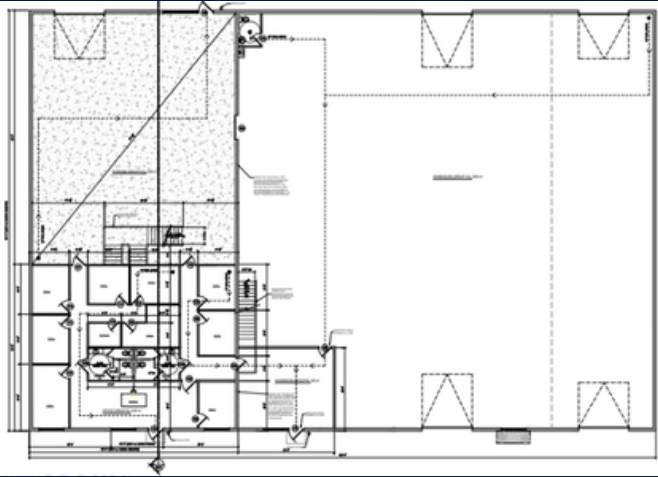
SUMMARY

Sale Price:	\$1,650,000
Building Size:	17,150 SF
Available SF:	17,150 SF
Lot Size:	1.22 Acres
Number of Units:	1-Story, Stand Alone
Price / SF:	\$96.21
Cap Rate:	8.2%
NOI:	\$135,107
Year Built:	1992

Robyn Andersen,
Commercial Agent
208.312.3226
robyn@cbcprimeproperties.com

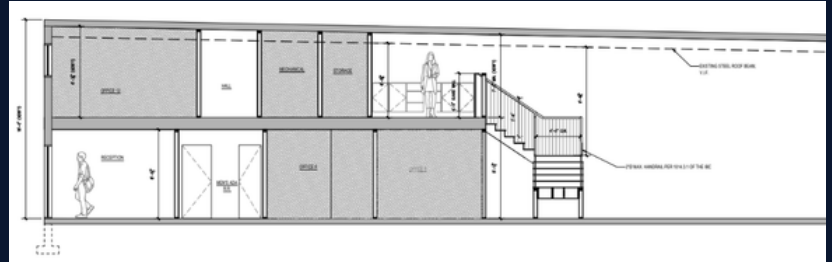


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PROPERTY HIGHLIGHTS

- Flex Warehouse **17,000sf** with Professional Office spaces, Mezzanine area, Showroom
- Prime Location | Retail Frontage on desirable Overland Ave
- Close Proximity to I-84 Corridor, Off Exit 208
- Ample Parking Lot | Lot Size - 1.22 Acres
- Room to Add additional building
- Owner User | Single Tenant | Multi-Tenant



PROPERTY DESCRIPTION

Retail Frontage | Amazing Renovated Building with Flex warehouse | Storage or manufacturing area | Office spaces | Conference Area | Break Room

LOCATION DESCRIPTION

Prime Location on the highly sought after Overland Ave.
Exit 208 Turn into Overland Ave. Major Retail Frontage.
Centrally located in the area, with quick access from I-84, Exit 208.

PARKING DESCRIPTION

This property has a large parking area in the back. Leave it for customer parking or add a second shipping or finish area.

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Commercial Agent

C: 208.312.3226

O: 208.734.6500

robyn@cbcprimeproperties.com



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