

PROFESSIONAL OFFICE CONDO FOR SALE 9446 W. FAIRVIEW AVE.

Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

PRICE REDUCTION!



ECONOMIC DATA

SALE PRICE: \$499,000

BUILDING DATA

BUILDING SF: 1,833 SF

REMODELED: 2017

YEAR BUILT: 1985

ZONING: MX-3

PARCEL: R9323100800

PROPERTY OVERVIEW

Lee & Associates is pleased to present this turnkey ±1,833 SF professional office condo for sale located within the West Valley Business Center along the highly trafficked Fairview Avenue corridor. The space offers a polished, client-ready environment with an efficient, well-designed layout that can easily accommodate a variety of business uses. With a low barrier to entry, this opportunity is ideal for both owner-users and investors seeking a functional and well-located asset.

PROPERTY HIGHLIGHTS

- Fairview Avenue monument signage available
- 6 Private offices
- Spacious reception area
- In suite restroom
- Break room
- Ample parking

Brian Forde | Associate
brianf@leeidaho.com
C 208.573.4978

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Parker Brakebill | Associate
parkerb@leeidaho.com
C 208.995.9823

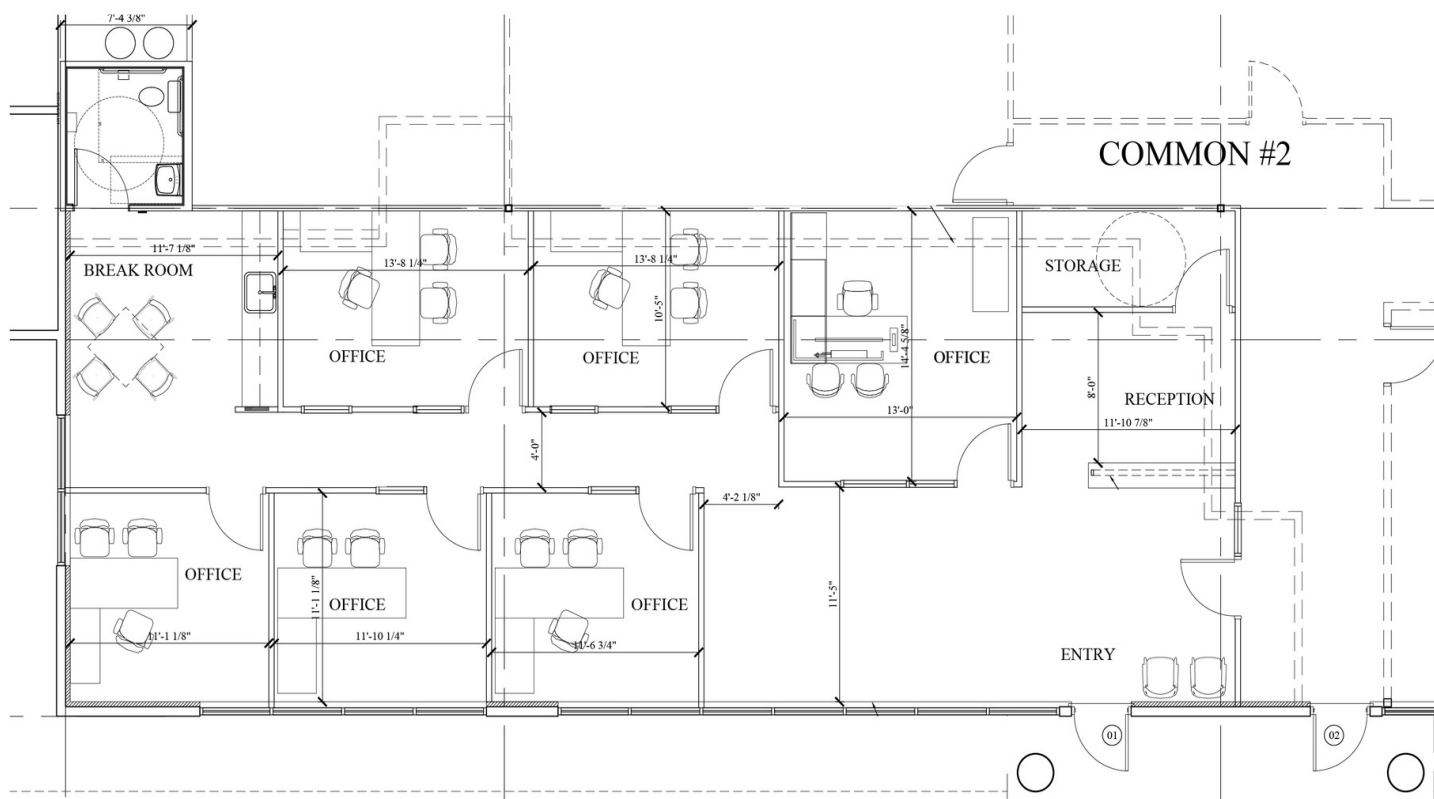
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

PROFESSIONAL OFFICE CONDO FOR SALE 9446 W. FAIRVIEW AVE.

Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Brian Forde | Associate
brianf@leeidaho.com
C 208.573.4978

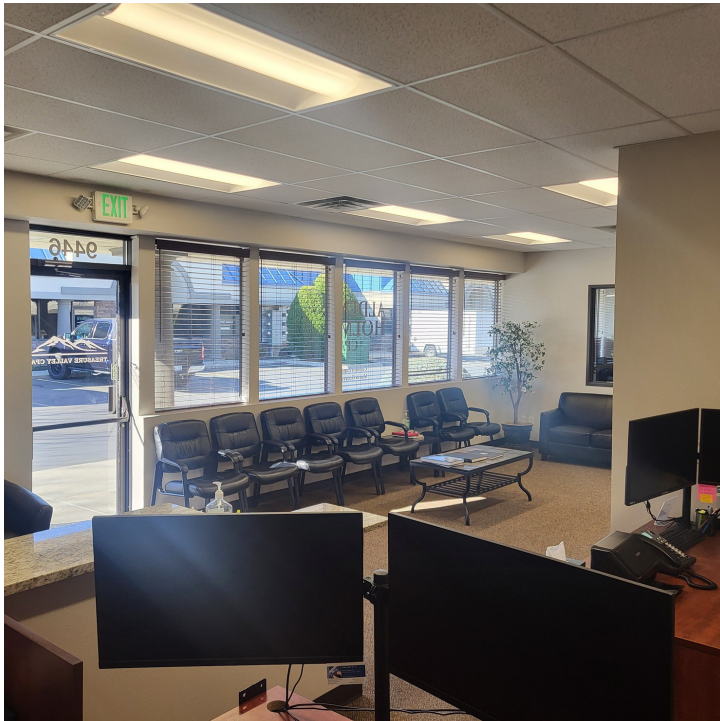
Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Parker Brakebill | Associate
parkerb@leeidaho.com
C 208.995.9823

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

PROFESSIONAL OFFICE CONDO FOR SALE 9446 W. FAIRVIEW AVE.

Boise, ID 83704



Brian Forde | Associate
brianf@leeidaho.com
C 208.573.4978

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Parker Brakebill | Associate
parkerb@leeidaho.com
C 208.995.9823

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

PROFESSIONAL OFFICE CONDO FOR SALE 9446 W. FAIRVIEW AVE.

Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Brian Forde | Associate
brianf@leeidaho.com
C 208.573.4978

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Parker Brakebill | Associate
parkerb@leeidaho.com
C 208.995.9823

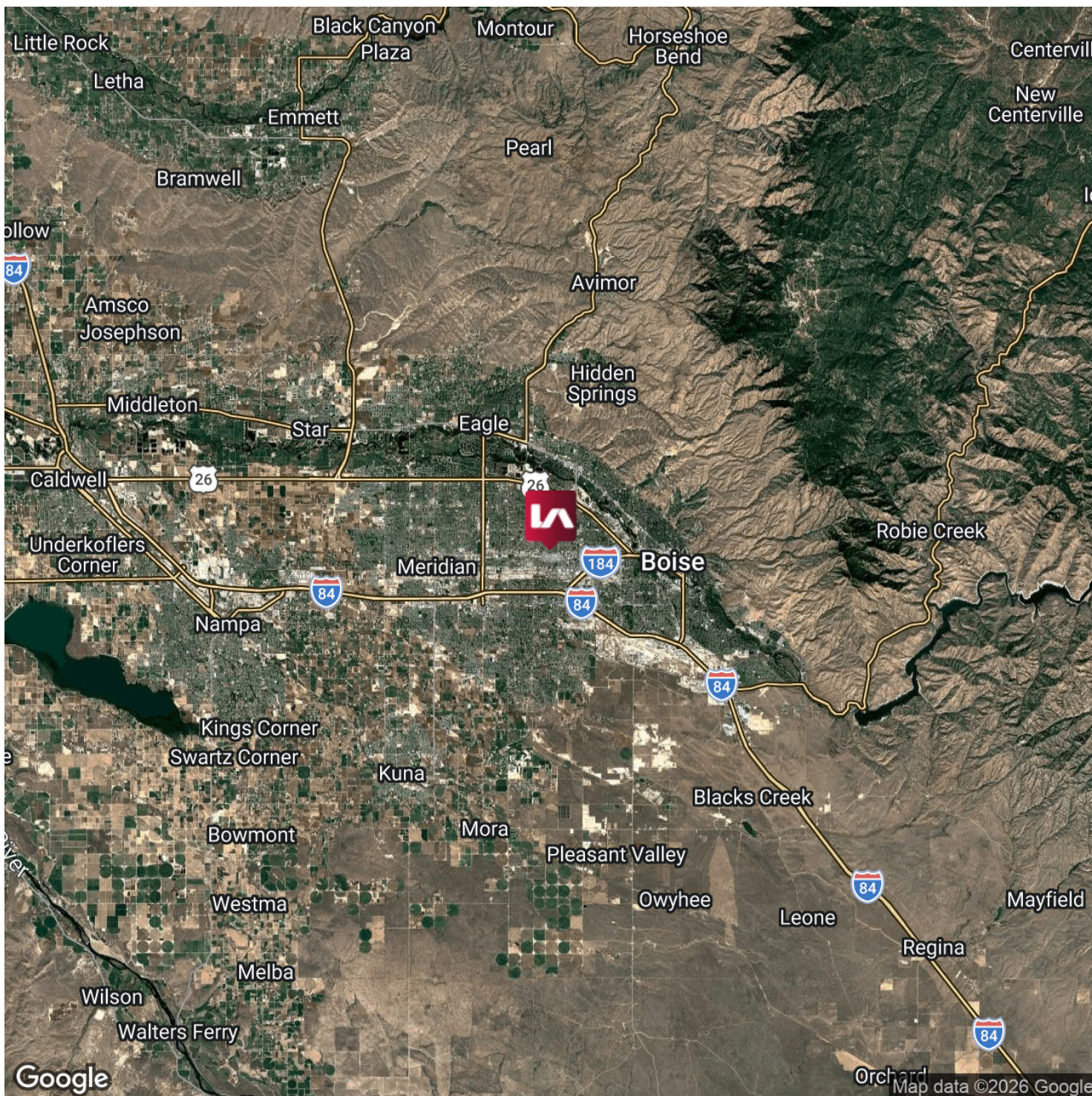
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

PROFESSIONAL OFFICE CONDO FOR SALE 9446 W. FAIRVIEW AVE.

Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



Brian Forde | Associate
brianf@leeidaho.com
C 208.573.4978

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Parker Brakebill | Associate
parkerb@leeidaho.com
C 208.995.9823

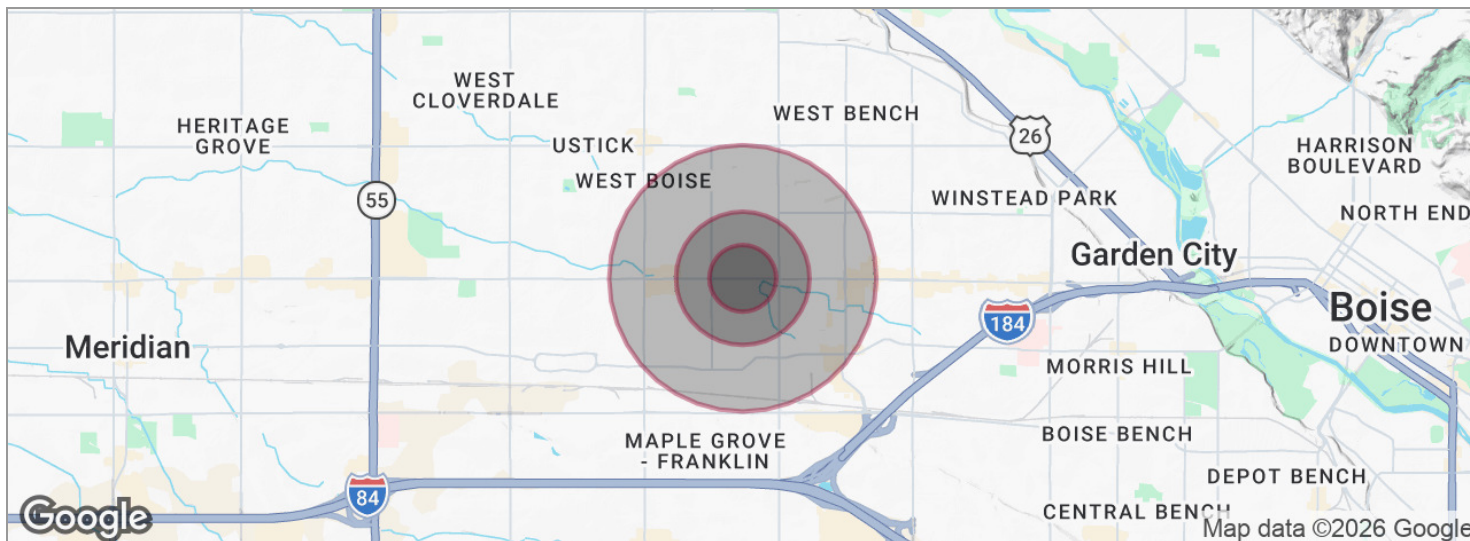
All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.

PROFESSIONAL OFFICE CONDO FOR SALE 9446 W. FAIRVIEW AVE.

Boise, ID 83704



COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC



	0.25 MILES	0.5 MILES	1 MILE
POPULATION			
Total population	955	3,771	13,810
Median age	47.4	42.9	38.5
Median age (Male)	48.7	43.6	37.9
Median age (Female)	41.7	39.3	38.2
HOUSEHOLDS & INCOME			
Total households	385	1,538	5,663
# of persons per HH	2.5	2.5	2.4
Average HH income	\$97,888	\$86,364	\$77,323
Average house value	\$351,320	\$323,754	\$296,056

* Demographic data derived from 2020 ACS - US Census

Brian Forde | Associate
brianf@leeidaho.com
C 208.573.4978

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Parker Brakebill | Associate
parkerb@leeidaho.com
C 208.995.9823

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

All materials and information received or derived from Lee & Associates Idaho, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lee & Associates Idaho, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lee & Associates Idaho, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lee & Associates Idaho, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lee & Associates Idaho, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lee & Associates Idaho, LLC in compliance with all applicable fair housing and equal opportunity laws.

This is not intended to be an appraisal of the market value of the property, if an appraisal is desired, the services of a licensed or certified appraiser should be obtained. This report is not intended to meet the uniform standards of professional appraisal practice.

Brian Forde | Associate
brianf@leeidaho.com
C 208.573.4978

Austin Hopkins | Principal
austinh@leeidaho.com
C 208.995.5944

Parker Brakebill | Associate
parkerb@leeidaho.com
C 208.995.9823

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice.
No liability of any kind is to be imposed on the broker herein.