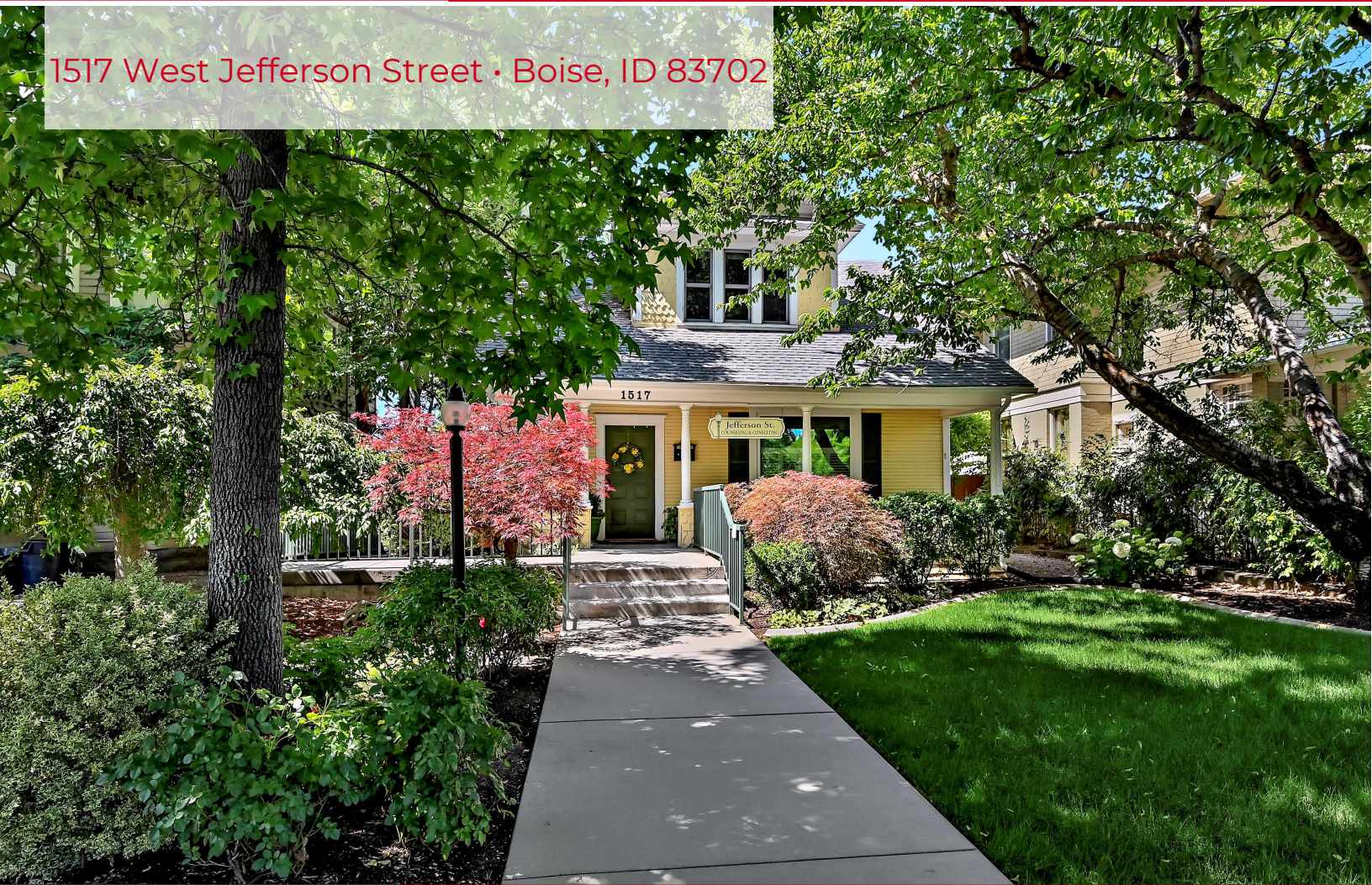


1517 West Jefferson Street • Boise, ID 83702



FOR SALE

GREGG DAVIS

Director - KW Commercial
(208) 344-6275
gdaviscre@gmail.com
SP32434, Idaho

JILL GIESE

Keller Williams Realty Boise
208-327-2127
jill@jillgiese.com



Month-to-month tenants paying \$875/mo each would like to stay

PROPERTY DESCRIPTION

This 1905 Victorian office building is the home to Jefferson Street Counseling & Consulting since 2003. The building's warm and inviting ambience is the perfect backdrop to make your clients comfortable and relaxed. The luxurious finishes and timeless materials will never be out of style. The property includes five private offices, a waiting room on each floor, a large conference room, a restroom on each floor, coffee bar, and excellent storage spaces. There are five parking spaces in the rear of the building accessible by alley. The main level of the building has an ADA-accessible ramp, entry, and conference room.

LOCATION DESCRIPTION

Located near downtown Boise, close to I-184, tucked neatly into a quiet historic neighborhood. North End charm and character surround this property.

SUMMARY

Price: \$898,888

Year Built: 1905

Building SF: 1,992

Lot Size: 0.14 Acres

Private Offices: 5 + conference and waiting rooms

Parking: 5 off-street

Zoning: MX-5

Occupancy: 100%

FF&E: Available for purchase separately

Property Photos

Jefferson Street Counseling & Consulting Building



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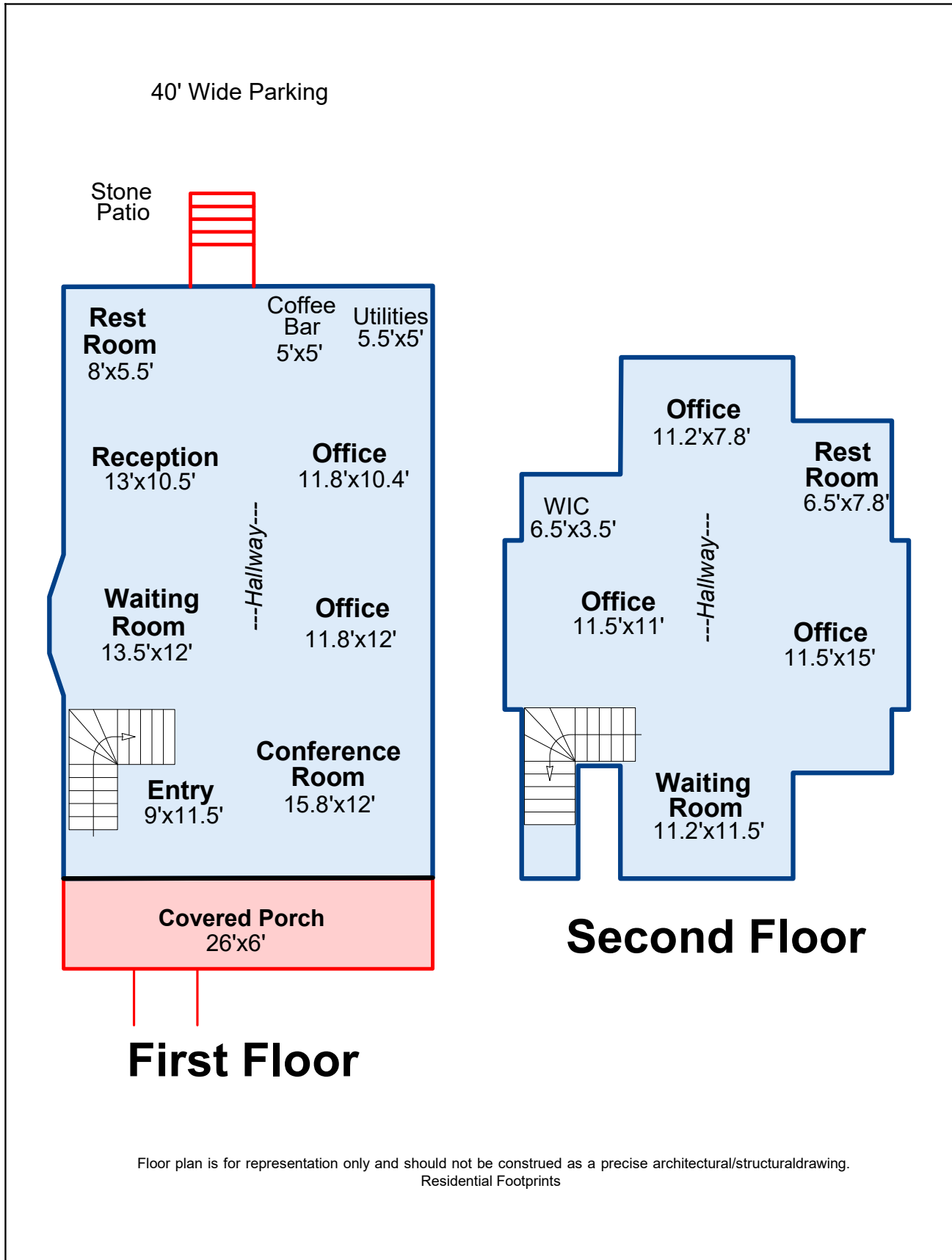
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Floor Plan

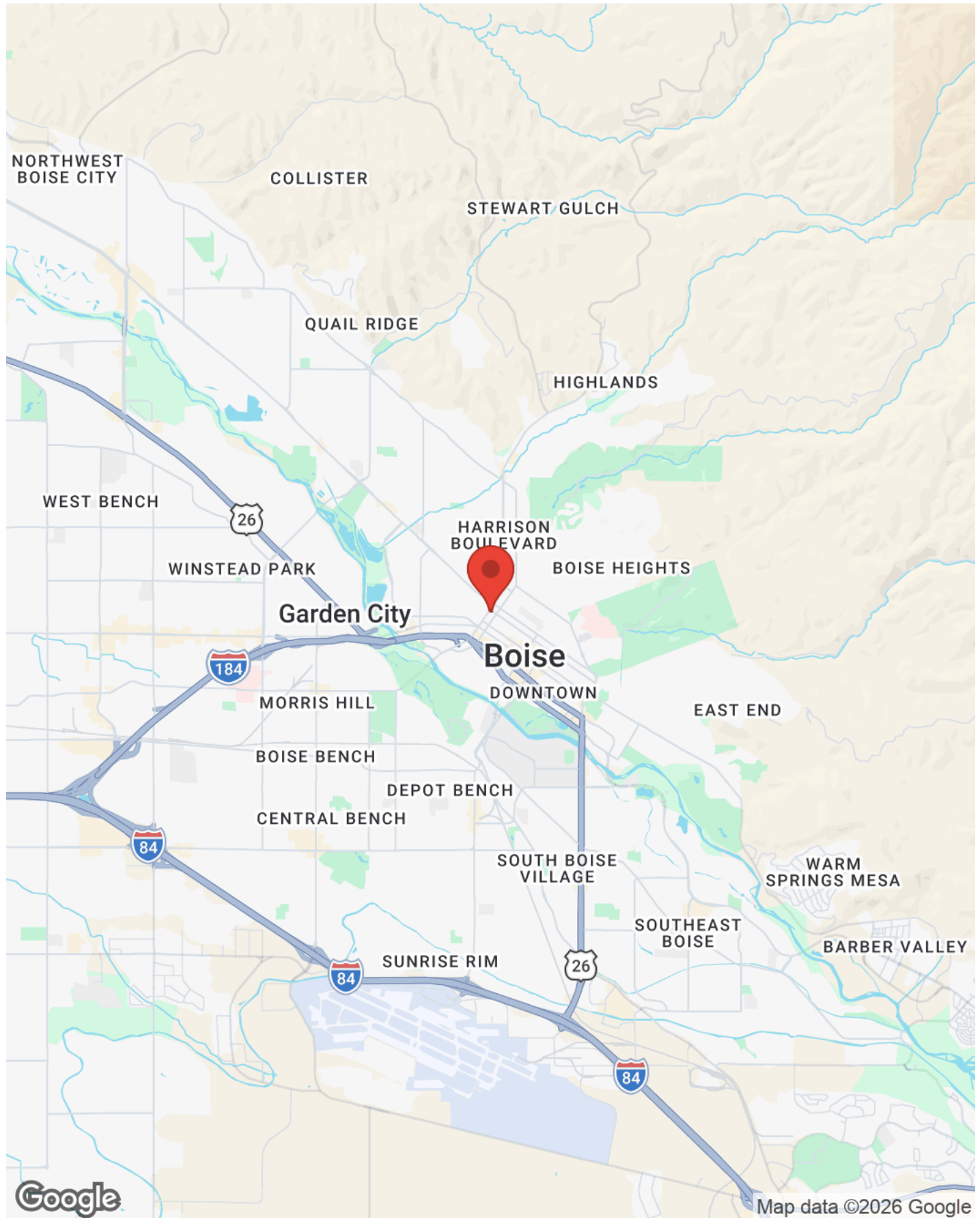
Jefferson Street Counseling & Consulting Building

1517 W Jefferson Street, Boise, ID 83702



Regional Map

Jefferson Street Counseling & Consulting Building

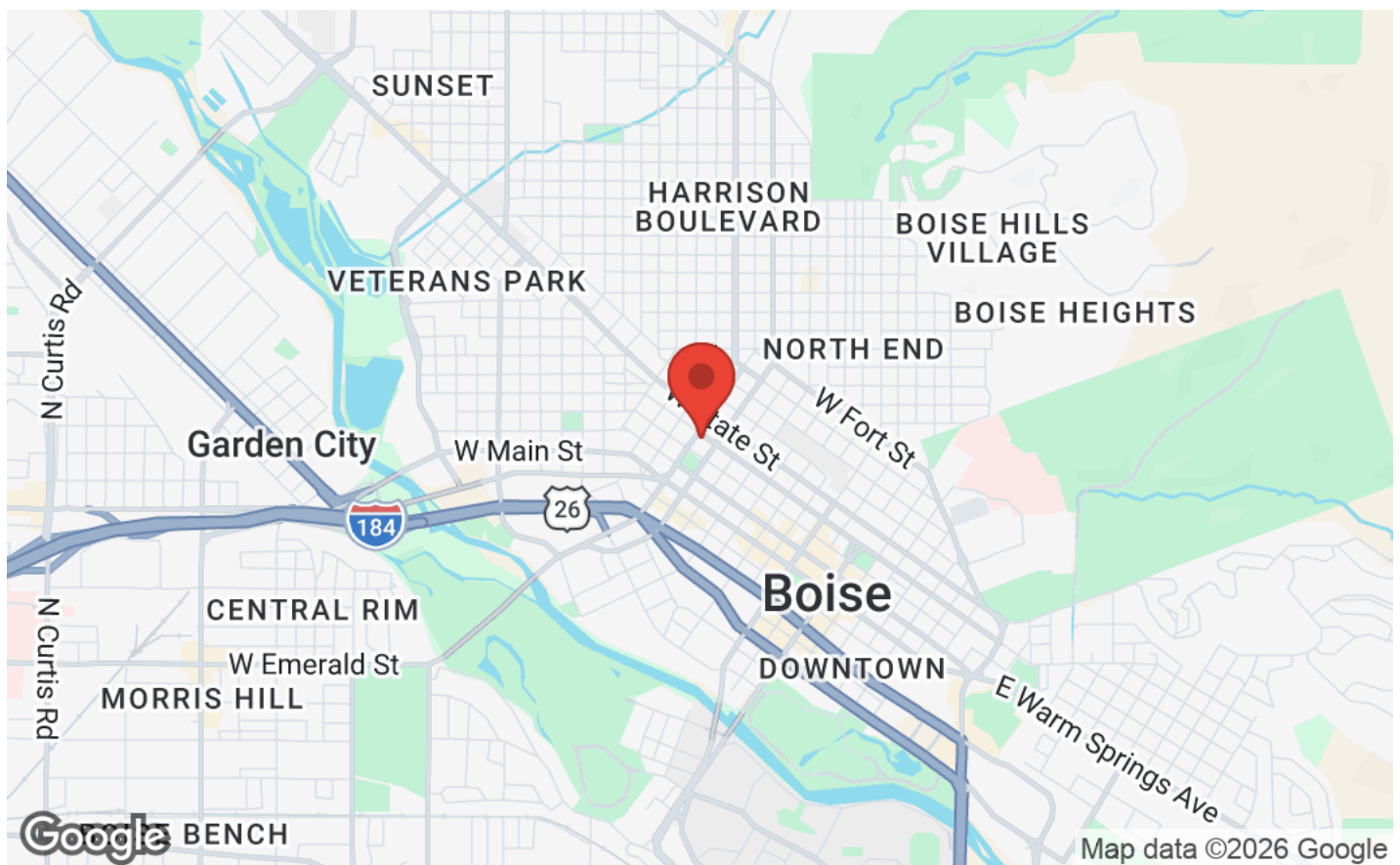
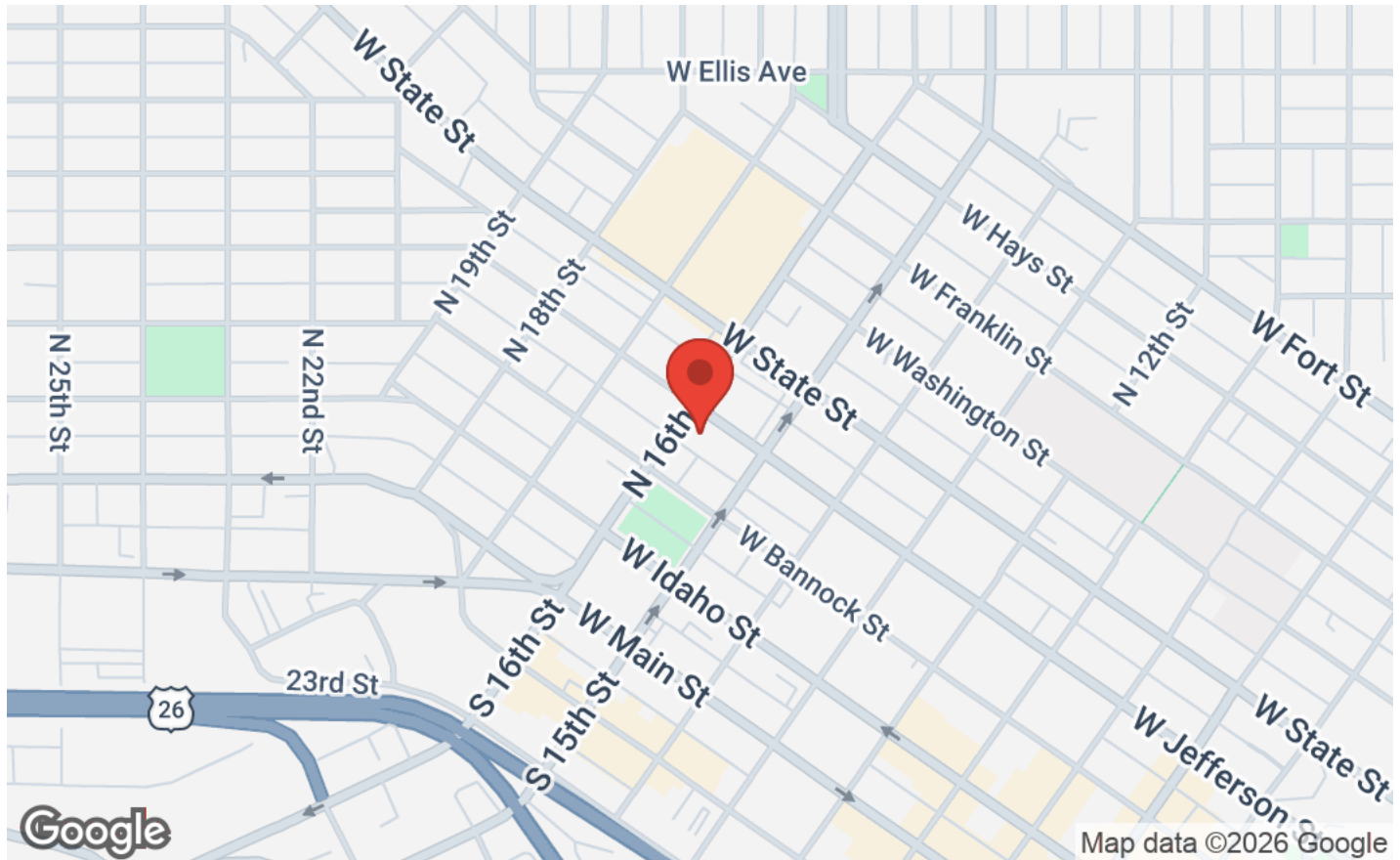


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Location Maps

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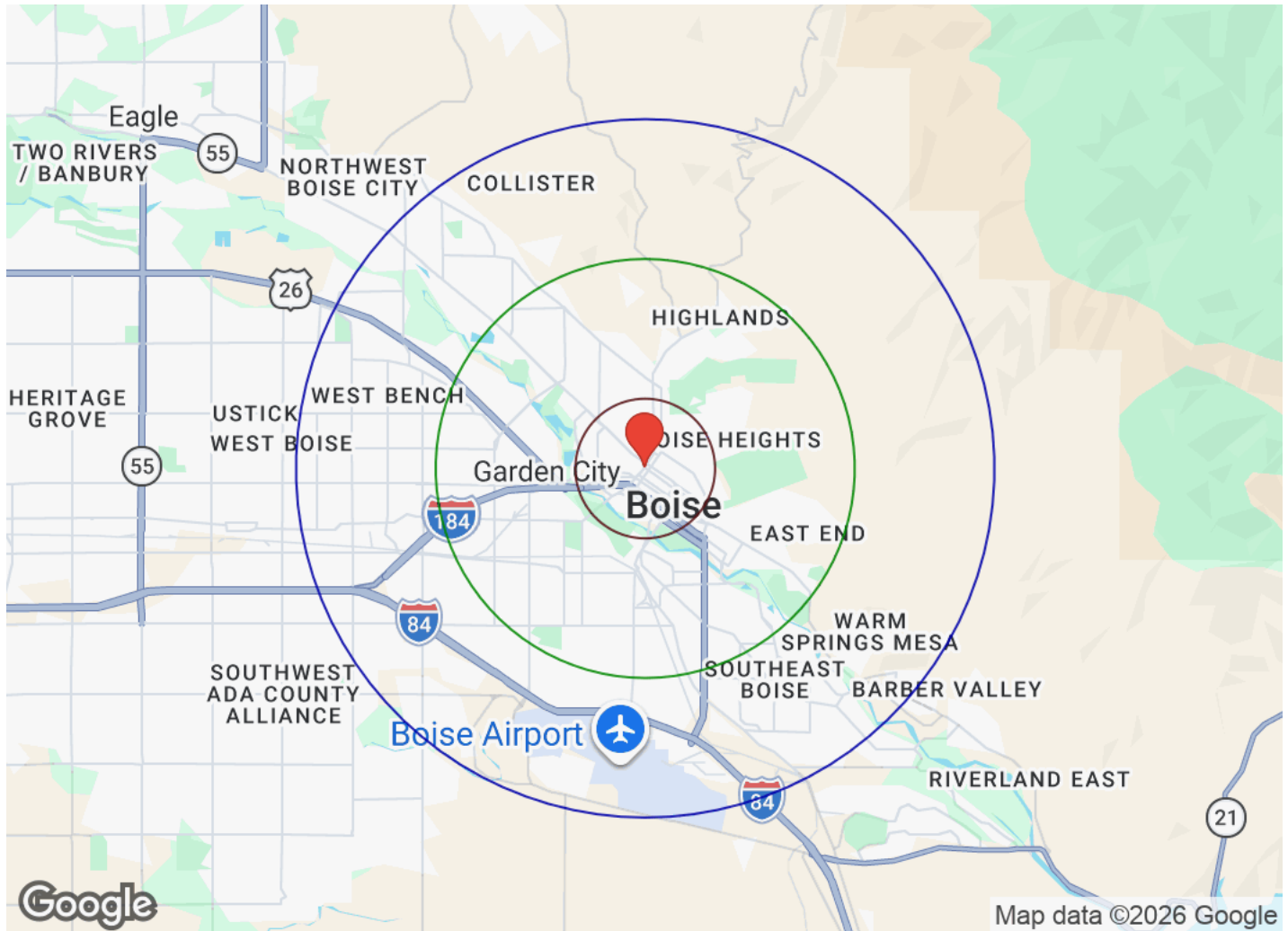


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Demographics

Jefferson Street Counseling & Consulting Building



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	8,678	52,364	91,532
Female	8,239	47,392	86,270
Total Population	16,917	99,756	177,802

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	13,977	80,623	142,597
Black	365	2,344	4,161
Am In/AK Nat	49	279	498
Hawaiian	19	150	267
Hispanic	1,433	10,165	18,758
Asian	491	3,003	5,956
Multiracial	553	2,863	5,138
Other	34	329	409

Housing	1 Mile	3 Miles	5 Miles
Total Units	10,494	52,604	89,551
Occupied	9,595	47,991	82,219
Owner Occupied	3,124	21,383	43,776
Renter Occupied	6,471	26,608	38,443
Vacant	899	4,613	7,332

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,195	13,883	26,282
Ages 15 - 24	2,484	17,437	26,762
Ages 25 - 54	8,084	42,632	73,951
Ages 55 - 64	1,926	10,718	20,217
Ages 65+	2,228	15,087	30,589

Income	1 Mile	3 Miles	5 Miles
Median	\$66,383	\$76,092	\$81,617
Under \$15k	1,228	4,185	5,877
\$15k - \$25k	910	3,077	4,591
\$25k - \$35k	777	3,359	5,221
\$35k - \$50k	946	5,420	9,104
\$50k - \$75k	1,338	7,678	13,265
\$75k - \$100k	1,316	6,331	11,522
\$100k - \$150k	1,172	7,617	14,491
\$150k - \$200k	746	4,220	7,784
Over \$200k	1,163	6,104	10,363

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