



For Sale

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755 West Front Street, Suite 300
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1000 N. Curtis Road, Suite 300 Boise, Idaho 83706

Sale Price: \$210,000 (\$90 PSF)

Size: 2,332 SF

Highlights:

- Turn-Key medical office space priced well below replacement cost
- Ready for immediate occupancy
- Ideal for owner user or investor looking for high returns on acquisition price
- Directly across from St. Alphonsus Regional Medical Center
- Great Location Next to the St. Alphonsus Medical Campus off Interstate 184 / The Connector at Exit 2
- Nearby shopping, services and restaurants
- Ample, free on-site parking

For Sale

Property Information

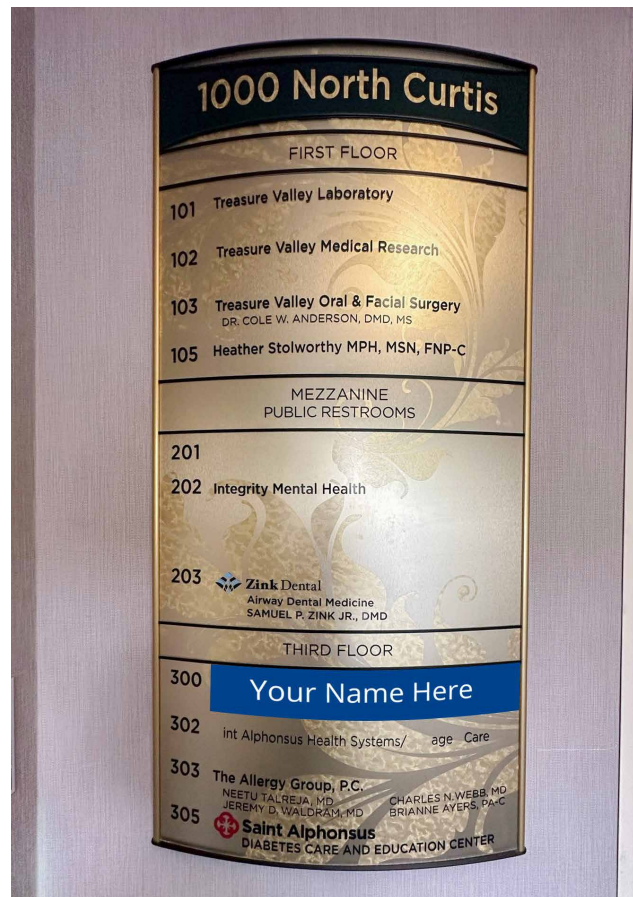
Property Type	Turn-Key Medical Office Condo
Building Size	19,300 SF
Land Size	39,204 SF
Parking	Ample on-site
Year Built	1991

Space Available

Suite	Size	Price
300	2,332 SF	\$210,000 or \$90 PSF

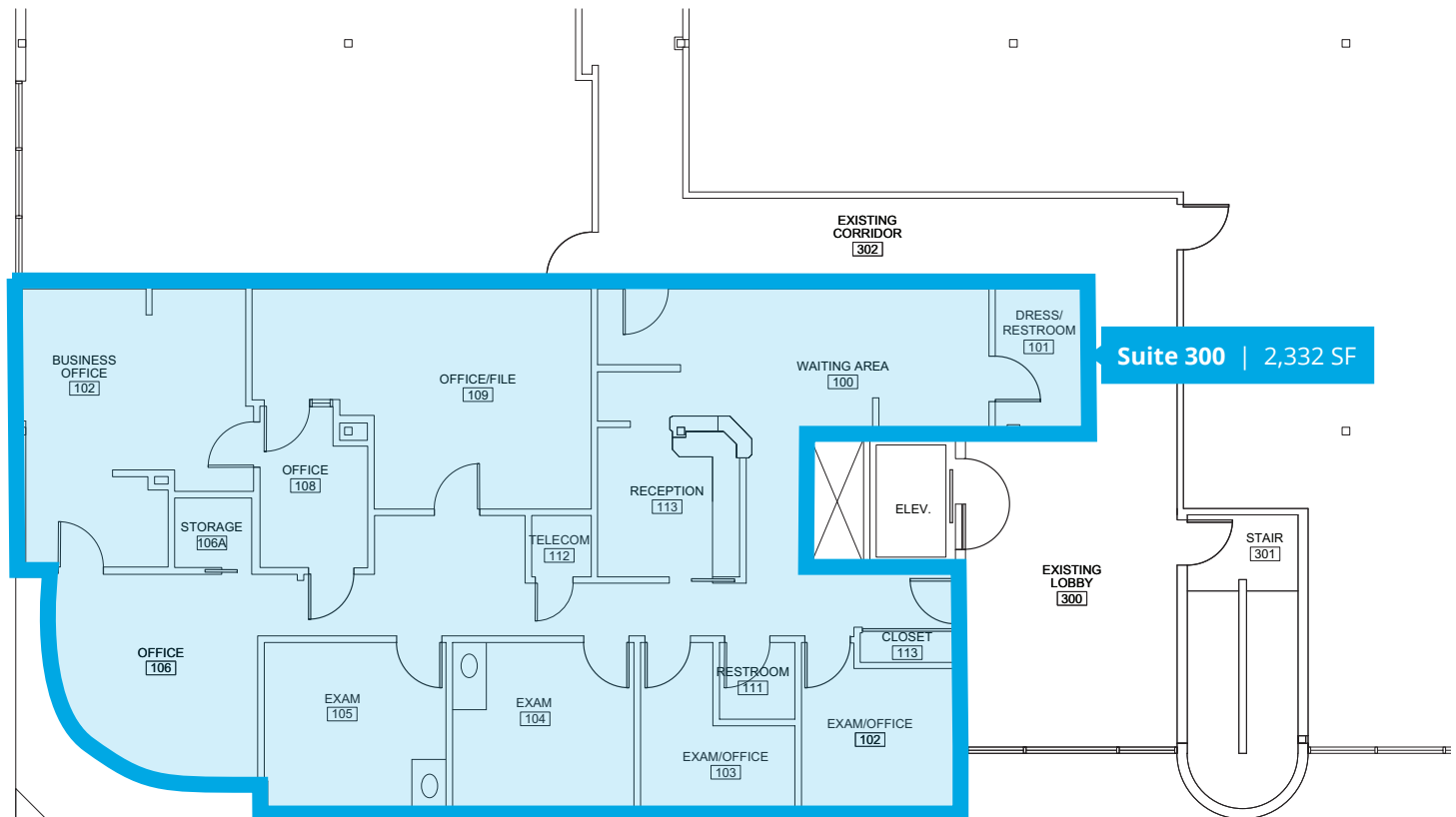
Demographics

	1 Mile	3 Miles	5 Miles
Population			
2023 Population	13,724	113,926	232,278
2028 Projected Population	13,824	117,086	238,801
Households			
2023 Households	5,998	49,226	97,774
2023 Projected Households	6,083	51,224	101,414
2023 Median Home Value	\$367,652	\$404,399	\$443,938
Income			
2023 Average HH Income	\$69,186	\$86,051	\$99,342
2023 Median HH Income	\$50,968	\$59,313	\$70,152



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Floor Plan



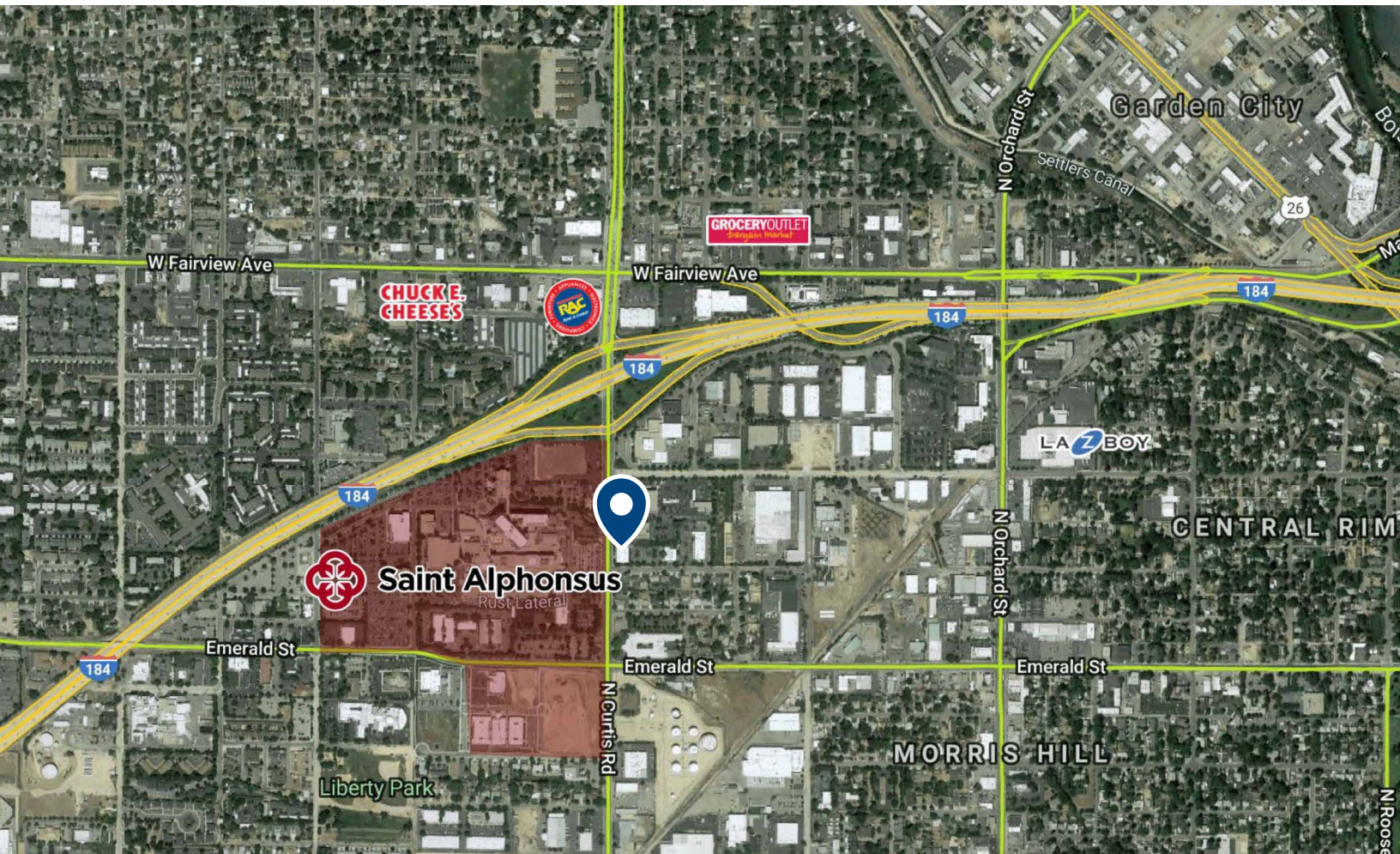
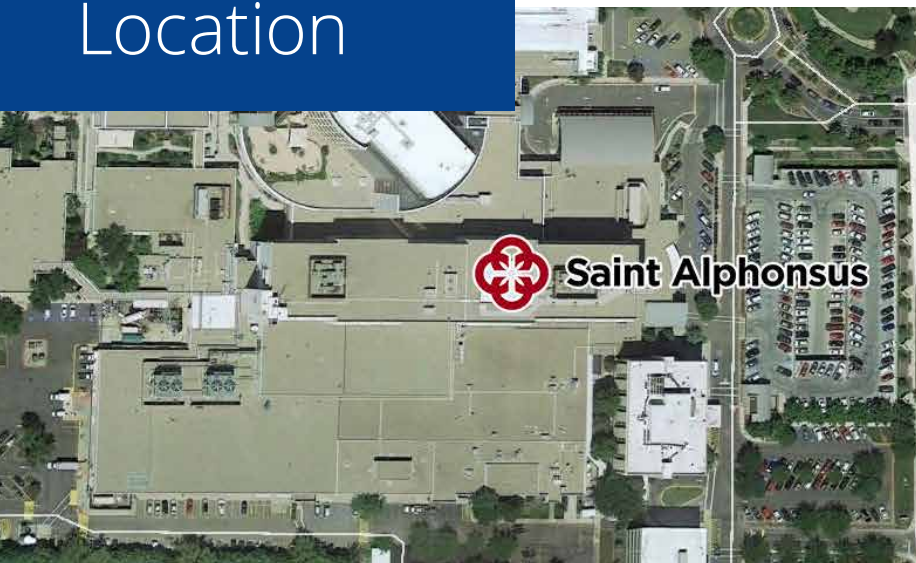
Location



[Google Map](#)



[Street View](#)



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