

**COLDWELL  
BANKER**

TOMLINSON GROUP  
COMMERCIAL

# Willow Falls Retail Bulding

2621 10th Avenue | Caldwell Idaho



## For Sale

## \$949,500



### Contact Information

RICK MCGRAW • 208.880.8889 RICKMCGRAW54@GMAIL.COM

Investment | Industrial | Land | Office | Retail

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The information contained herein is from sources deemed reliable. All information should be verified prior to purchase or lease.



### Property Comments

- Building : 6,400SF
- Parcel: .63 acres
- Zoning: C-2
- Parking: 20+ spaces
- Age: 2007

**Directions: From I-84, take Karcher exit to Cleveland Blvd., West on Linden, South on 10th Avenue to Willow Falls Center**



### Invest Information

- Occupancy: 100%
- Tenants: 3
- NOI: \$69,411
- Cap Rate: 7.3%

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# WILLOW FALLS RETAIL CENTER

2621 10th Avenue

## Area Aerial



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