TWO PROFESSIONAL OFFICE BUILDINGS

1672 & 1678 Woodsage Avenue/ Meridian Idaho

OFFERED FOR \$2,250,000





FOR SALE

Located In The SAGEWOOD BUSINESS PARK



Presented by The McGraw Group Rick McGraw 208.880.8889 rickmcgraw54@gmail.com



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Profile

- Portfolio Price: \$2,250,000
- NOI: \$127,427
- Cap Rate: 5.7%
- Occupancy: 100%
- Year Built: 2020

HIGHLIGHTS

- Sagewood Business Complex consists of four separate Professional Office Buildings
- Tenants are Medical &
 Professional Office Users
- The area is surrounded by strong residential and commercial development
- Ample Parking on Site



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Building Footprint

Φ



1678 Woodsage Avenue 5,201 SF

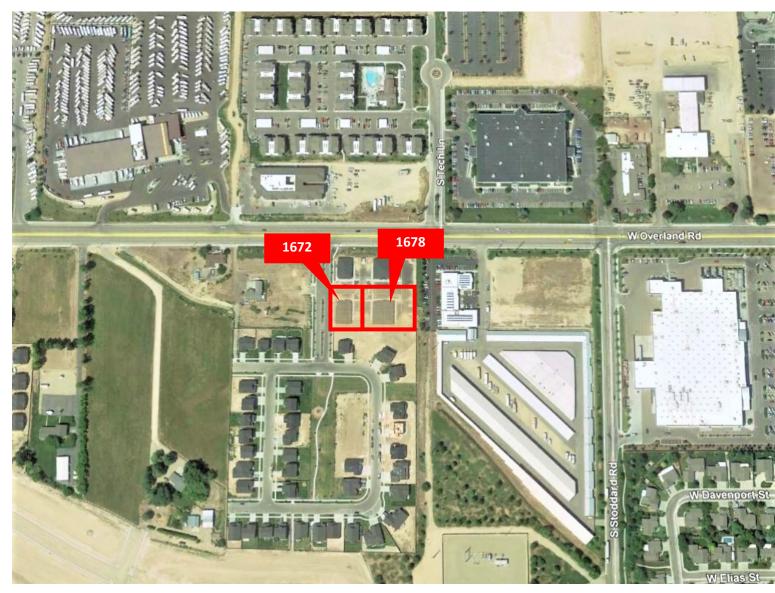
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Directions From I-84: South on Meridian Rd; West on Overland Rd to Woodsage Avenue



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