

TWO PROFESSIONAL OFFICE BUILDINGS

1672 & 1678 Woodsage Avenue/ Meridian Idaho

OFFERED FOR \$2,250,000



**COLDWELL
BANKER
TOMLINSON**

FOR SALE

**Located In The
SAGEWOOD
BUSINESS PARK**



THE MCGRAW GROUP



*Presented by
The McGraw Group*

**Rick McGraw
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rickmcgraw54@gmail.com



**COLDWELL
BANKER
COMMERCIAL**

FOR SALE

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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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1672 Woodsage Avenue
3,587SF



1678 Woodsage Avenue
5,201 SF



SAGEWOOD COMMERCIAL SHELL BUILDING C
3,587 SF OFFICE

Building Footprint

SAGEWOOD COMMERCIAL BUILDING D
5,201 SF OFFICE

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

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



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