

# OFFICE BUILDING INVESTMENT

1805 Highway 16 | Emmett Idaho



## For Sale

## \$1,595,000

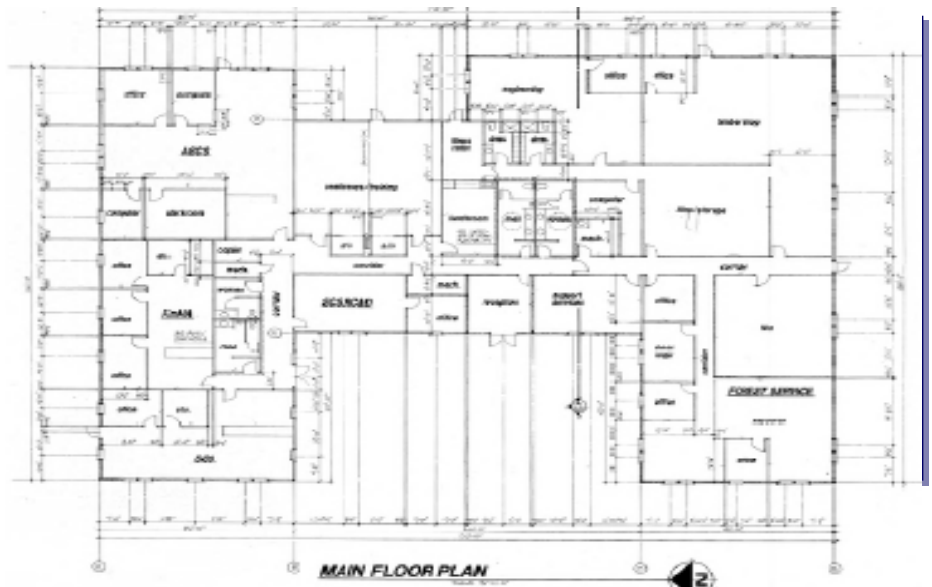
### Property Information

Office Building: 16,120 SF

Lot Size: 3.09 Acres

Age: 1992

Outbuilding: 1,200SF



### Contact Information

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Investment | Industrial | Land | Office | Retail

Coldwell Banker  
Tomlinson Group

# OFFICE INVESTMENT ASSET

1805 Highway 16 | Emmett, Idaho

Aerial of 16,140SF Office Building on 3.09 acres



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# OFFICE INVESTMENT ASSET

1805 Highway 16 | Emmett, Idaho

1200SF Outbuilding / Fenced Yard



## Investment Comments

- 11,784SF+ Leased to Governmental Agency through 2019
- Current Income produces a 9%+ Cap Rate
- Upside to re-tenanting space when lease expires
- 1500SF+ Vacant Space

**Directions** From Boise, North on Highway 16 to Emmett, located on the south side of Highway 16, just east of Emmett



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