

**FOR SALE**

**STATE STREET OFFICE CONDOS**

**(4) Office Condos Included in Sale**

**Offered For \$1,225,000**

**9601 W. State Street, Garden City, Idaho 83714**

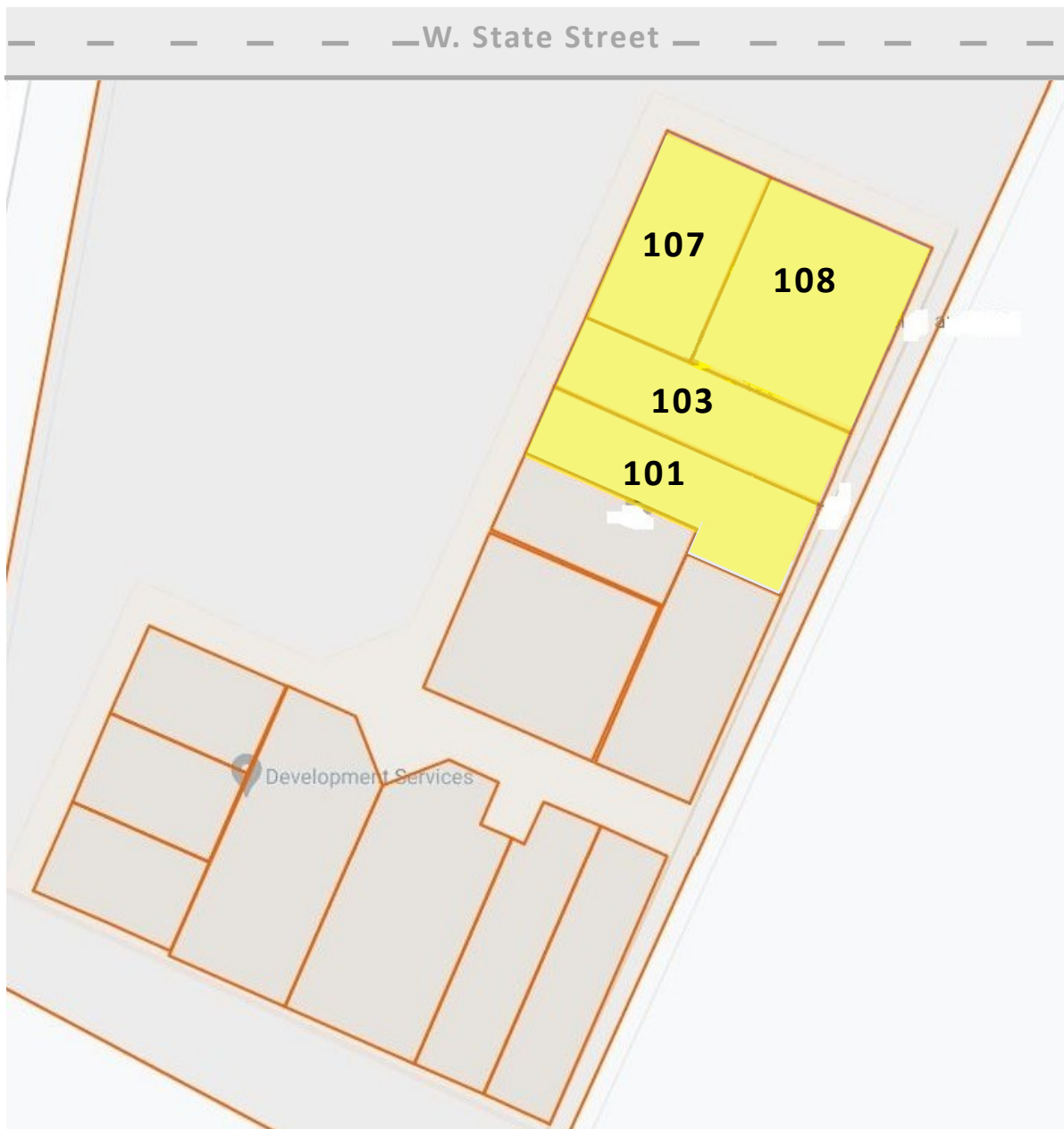


**Rick McGraw 208.880.8889 RickMcGraw54@gmail.com**

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



# FOR SALE



## VALUE

- Price: \$1,225,000
- (4) Office Condos with (3) Tenants
- Cap Rate: 5.8%
- 2021 NOI: \$70,644
- Total SF: 5,755 SF
- Year Built: 2001
- 100% Occupied
- Leases are NNN

## State Street Office Condos Tenants

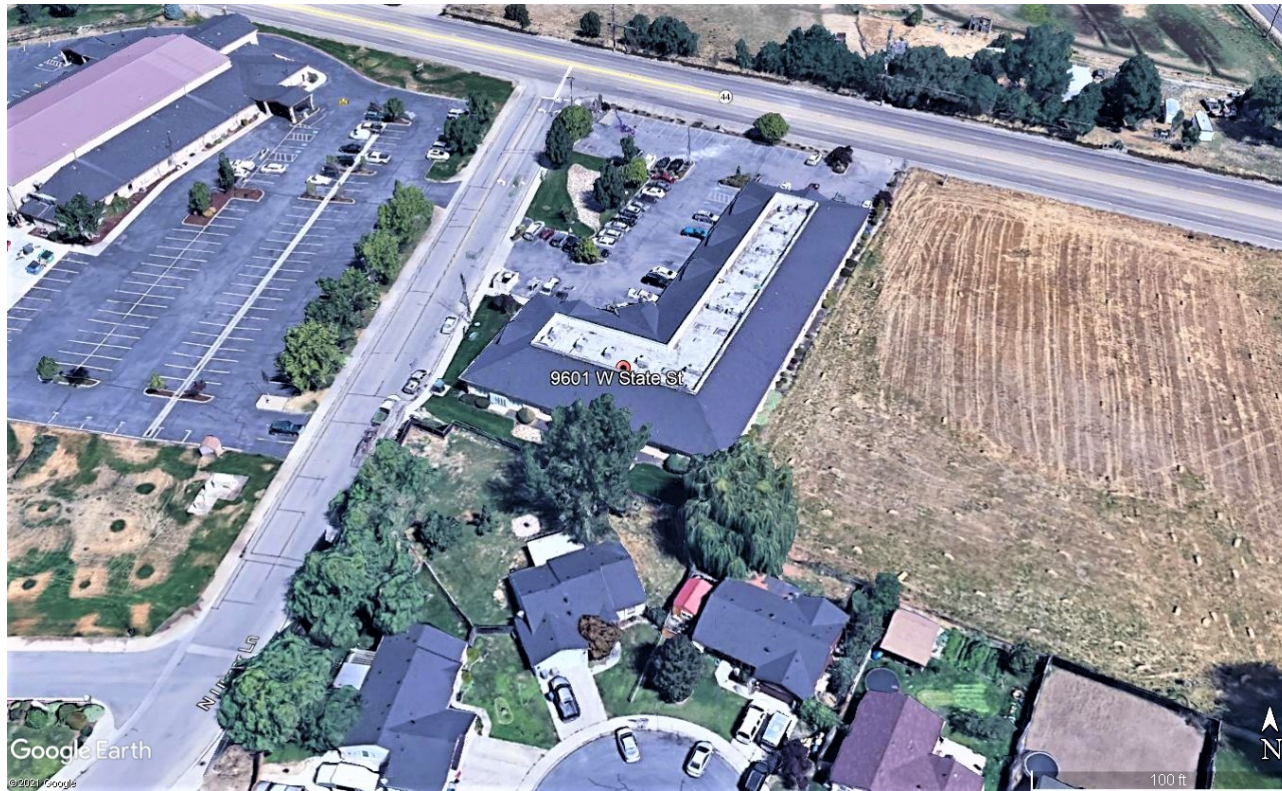
- ⇒ **Suite 108**  
Boise R.E. Pros - 2,453 SF
- ⇒ **Suites 103 & 107**  
Idaho R.E. Services - 1,302 SF
- ⇒ **Suite 101**  
Synergy Salon - 2,000 SF

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