

**FOR SALE | Investment Opportunity | Offered For \$4,040,000**

**New 9,250 SF Office Building | Fully Leased**

**594 North Star Road | Star, Idaho 83669**



**Rick McGraw | 208.880.8889 | rickmcgraw54@gmail.com**

**Jonathan Langston | 208.794.0958 | jonlangstoncre@gmail.com**

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

# FOR SALE | 594 North Star Road | Star, Idaho 83669

## Property Summary

- Price: \$4,040,000
- Tenant: The Valley Learning Center
- 10 Year | NNN | Lease in place
- Building Size: 9,250 SF
- Lot Size: 1.06 acres
- NOI year (1): \$222,000
- Cap Rate: 5.5%
- Building has been completed
- Tenant took possession August 2023
- Contact Listing Agents for Full Information Package



## Property Highlights

- Building is Adjacent to Star Elementary
- Tenant has multiple locations
- Building constructed by RADIX Construction

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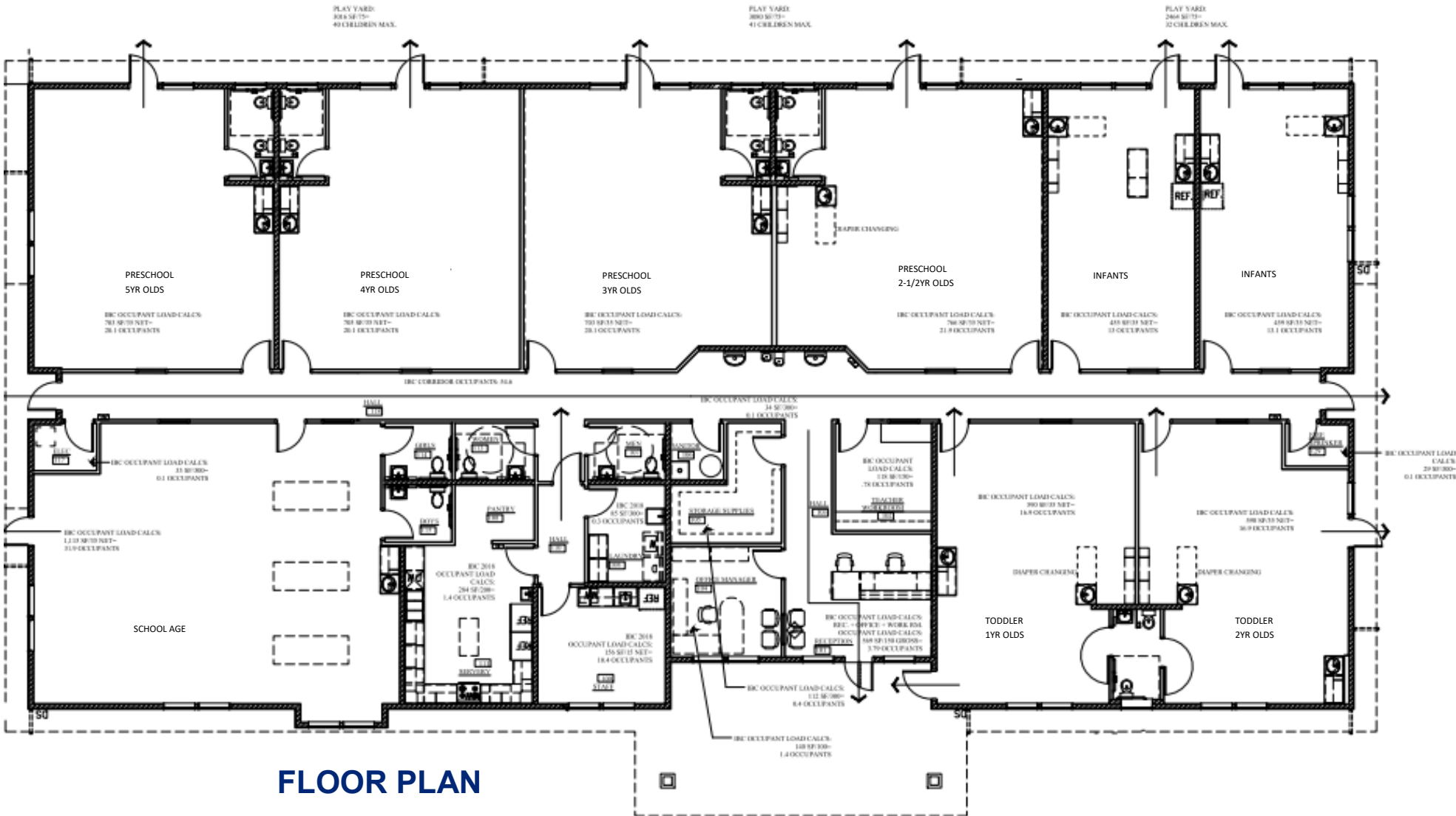


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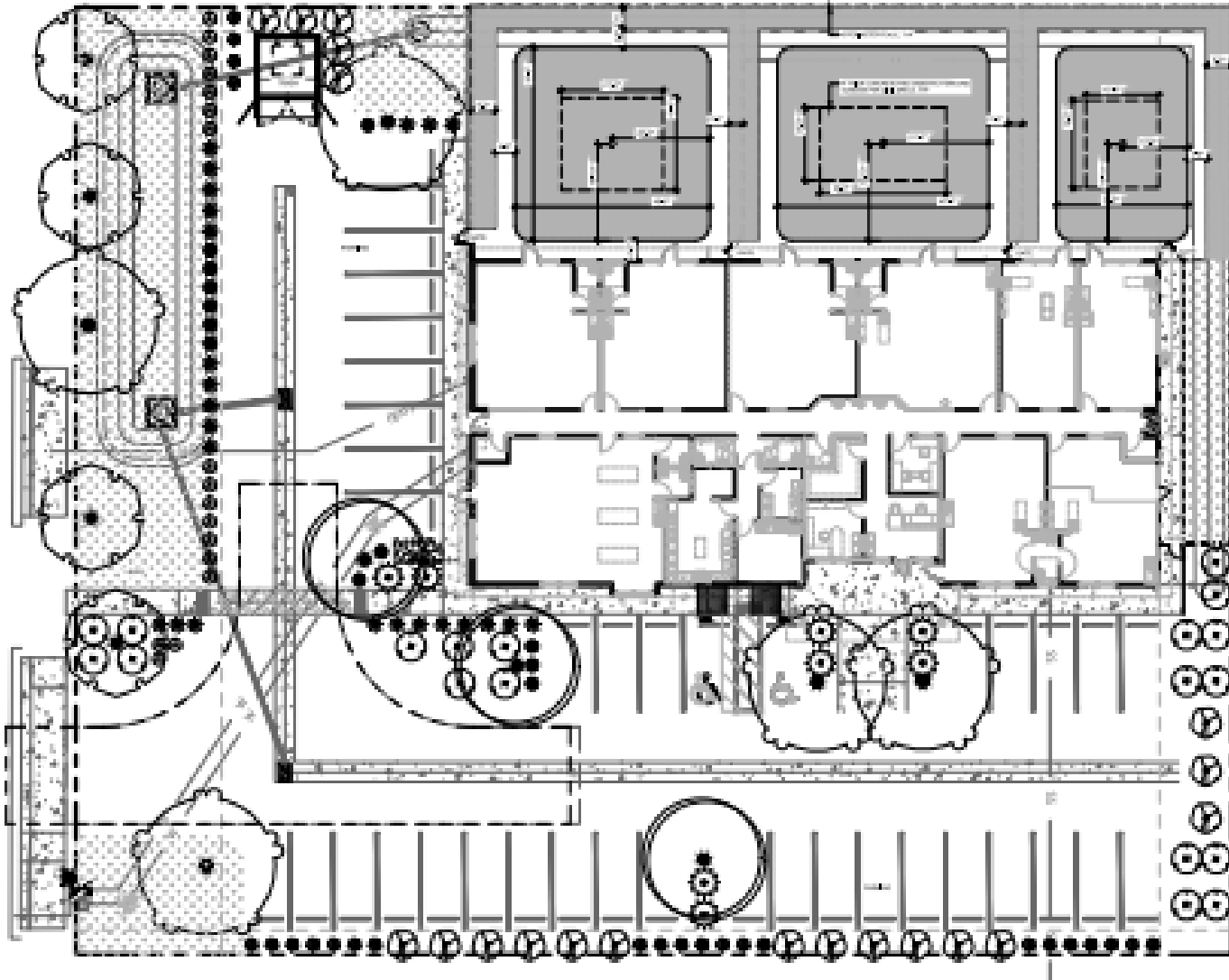
## FLOOR PLAN

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## LANDSCAPE DESIGN

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# Star, Idaho



## Area Summary

- Star Idaho is the 21st largest city in the Gem State. Located 17 miles Southeast of Boise Idaho
- Star's population has increased more than 90% in the past 10 years
- Between 2022 & 2023, 17 new businesses were erected in Star
- Highway Improvement is ongoing to accommodate the new growth including widening Hwy 44, the main highway through Star.
- The City of Star has highly competitive and central business location, diverse workforce, and strong economic growth opportunities

