

OFFICE FOR SALE

3218 W Overland Road, Boise, ID 83705



SALE PRICE:	\$249,000
LOT SIZE:	0.23 Acres
BUILDING SIZE:	2,080 SF
BUILDING CLASS:	B
ZONING:	L-OD

PROPERTY OVERVIEW

Single story office building with 2 suites. Onsite parking. Frontage on Overland Road. Excellent owner/user opportunity.

PROPERTY FEATURES

- Single story office building with 145' of Overland Road frontage
- 15 Parking spaces
- Excellent investment opportunity for an owner occupy in Suite A and a Tenant in Suite B
- Suite A: 1,360 SF - Reception, 5 offices, and break room.
- Suite B: 670 SF - Reception and 2 offices. Tenant in place.

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

JASON KNORPP
Agent
208.283.8121
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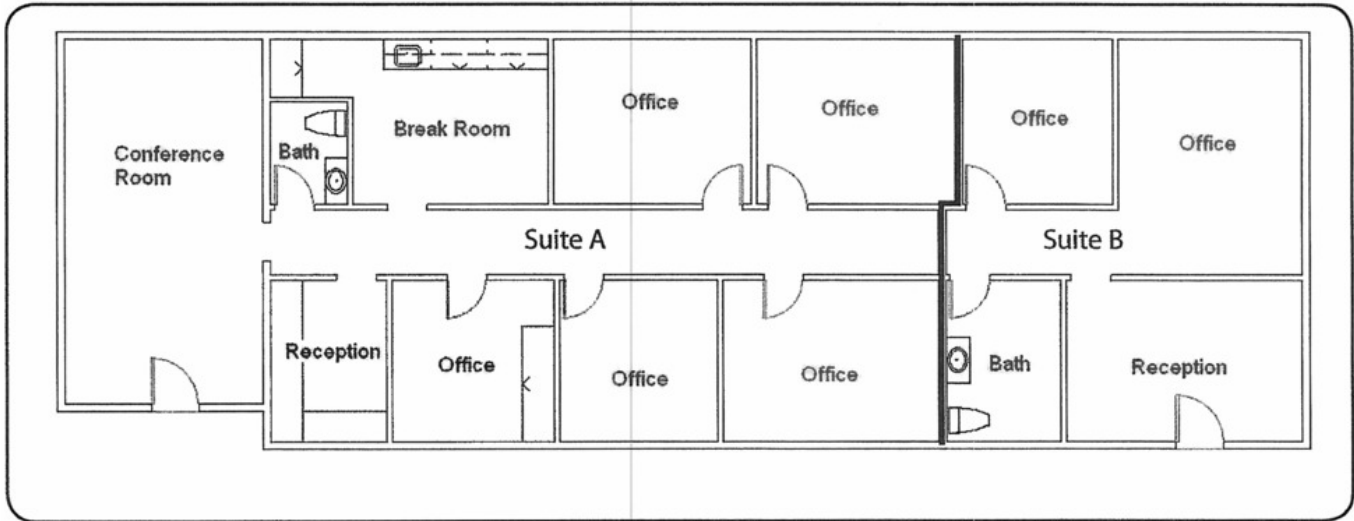
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FLOOR PLAN



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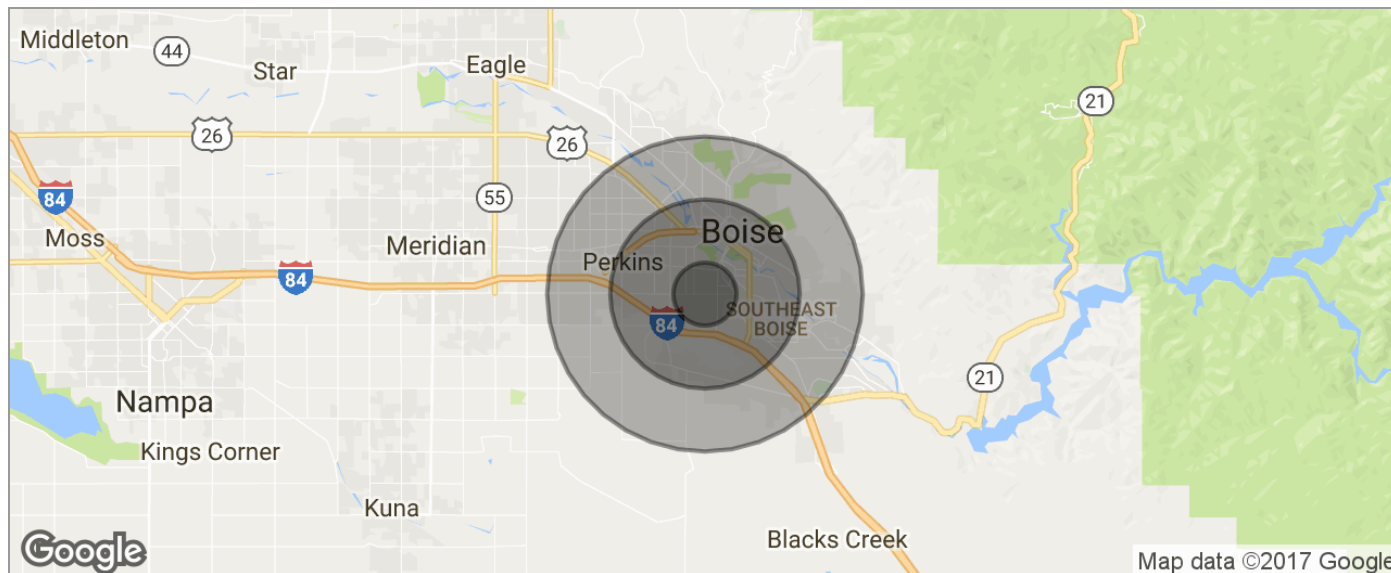
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,963	85,888	171,151
MEDIAN AGE	31.9	32.6	34.6
MEDIAN AGE (MALE)	31.9	32.1	33.7
MEDIAN AGE (FEMALE)	32.7	33.5	35.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,860	39,126	76,033
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$48,821	\$52,249	\$58,705
AVERAGE HOUSE VALUE	\$174,154	\$198,013	\$236,056
RACE	1 MILE	3 MILES	5 MILES
% WHITE	92.9%	90.8%	91.4%
% BLACK	1.2%	1.5%	1.2%
% ASIAN	1.4%	2.9%	3.0%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.3%	0.7%	0.6%
% OTHER	1.4%	1.3%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	7.7%	7.2%	7.2%

* Demographic data derived from 2010 US Census

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