

RETAIL BUILDING FOR SALE

2753 STATE STREET

2753 W. STATE STREET • BOISE, IDAHO 83702



PROPERTY INFORMATION:

Submarket:	North Boise	Parcel:	R1754000115
Bldg Type:	Retail	2016 Taxes:	\$2,769
Bldg Size:	1,488 SF		
Parking:	On Site		
Zoning:	C-2D		
Parcel Size:	0.16 (6,970 SF)		
Built:	1954		

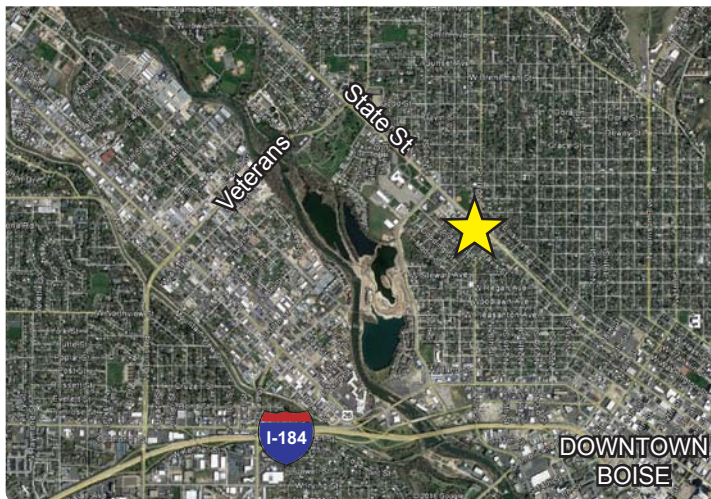
SALE SUMMARY

Offering Price:	\$140,000	\$125,000
2016 Assessed Value:	\$169,100	

CONTACT:

John Stevens, CCIM
 Ph: 208.947.0814
 john@tokcommercial.com

Holly Chetwood
 Ph: 208.947.0827
 holly@tokcommercial.com



LISTING COMMENTS:

Short-term tenant on property.

Phase 1 available, dated 12/8/2016.

2 UST located on site, closed in 1975.

Bids for UST removal and subsurface investigation available (dated February and March 2017).

Being sold "as-is"/"where is."



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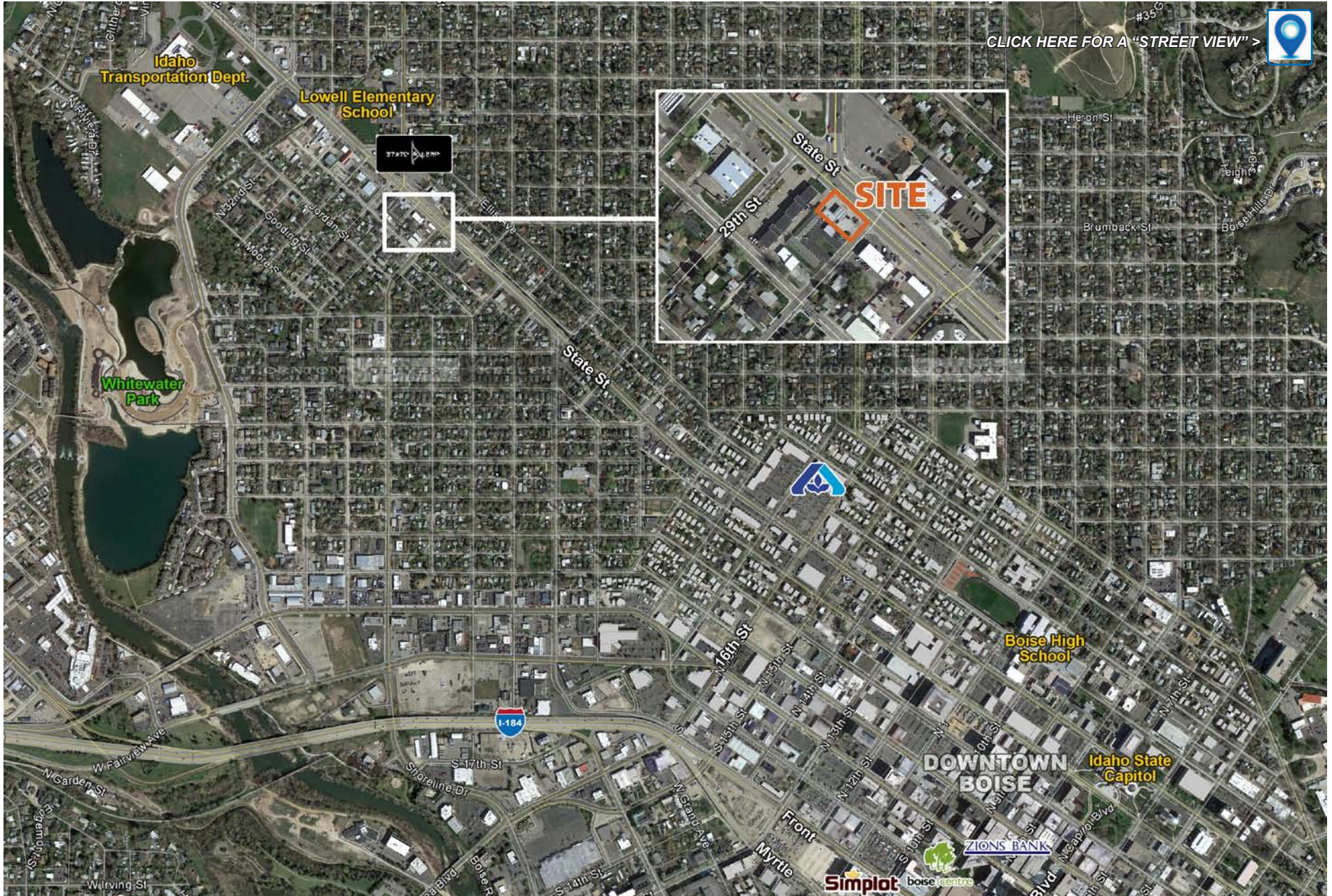


This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

Experience Results.

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Confidentiality Agreement

SIGN AND RETURN VIA EMAIL OR FAX TO:

John Stevens or Holly Chetwood
 Thornton Oliver Keller Commercial, 250 S. 5th, 2nd Floor, Boise, ID 83702 • (208)378-4600
 Fax: 208.947.0869 • john@tokcommercial.com • holly@tokcommercial.com

In connection with the offering of the 2753 W. State Street, Boise, ID 83702 (the "Property") for sale, the undersigned ("Interested Party") has requested copies of the investment offering package (the "Investment Package") and certain other information for purposes of evaluating the potential purchase of the Property (the "Potential Transaction"). The Investment Package together with all other documents, communications, or information furnished by the owner of the Property ("Owner") or its agent, Thornton Oliver Keller Commercial ("TOK"), to the Interested Party regarding the Property, including without limitation, rent rolls, expenses, tax returns, marketing plans, surveys, and service contracts shall be collectively referred to herein as "Protected Information".

In consideration of the foregoing and other good and valuable consideration, Interested Party hereby agrees that the Protected Information when received in whatever form or media shall be deemed confidential. Interested Party shall not directly or indirectly disclose Protected Information to any person or entity; provided Interested Party may disclose the Protected Information to the Interested Party's legal counsel and prospective lender, and, if applicable, the Interested Party's partners, members, or shareholders, for purposes of evaluating the Potential Transaction, so long as such persons have agreed in writing to be bound by the terms hereof or are subject to a confidentiality and nondisclosure agreement, the terms of which are at least as restrictive as the terms hereof. The Interested Party shall (i) treat such Protected Information as strictly confidential, (ii) use the information solely for the purpose of evaluating the Potential Transaction, and (iii) exercise the same degree of care in the protection of such Protected Information as the Interested Party exercises with respect to its own confidential or proprietary information, but in no event may such degree of care be less than reasonable given the nature of Protected Information. Notes, documents, summaries and reports referencing or relating to Protected Information may be made and kept by Interested Party; provided they continue to be subject to the confidentiality, non-disclosure, and destruction provisions set forth herein. The undersigned shall not make

copies of Protected Information except for those copies required for use by the Interested Party in the Potential Transaction. In the event Interested Party elects not to proceed with the Potential Transaction, Interested Party shall immediately destroy all Protected Information, including any copies thereof.

Neither Owner nor TOK makes any representations or warranties, express or implied, as to the accuracy or completeness of the Protected Information or any other information provided to Interested Party and Interested Party hereby assumes all risks associated with any reliance on the same and waives any and all claims or recourse Interested Party may have against Owner or TOK with respect to the same.

Interested Party hereby agrees to defend, indemnify and hold Owner, TOK, John Stevens, Holly Chetwood and their respective affiliates, agents, employees, successors and assigns, harmless from and against and all claims, causes of action, damages, losses, liabilities, and expenses, including, without limitation, reasonable attorneys' fees, arising out of or related to Interested Party's breach of the terms and conditions of this agreement.

This document may be executed in counterparts, each of which together shall constitute one and the same document. Provided, further, this document may be executed electronically and delivered by facsimile or electronic mail, and any such signature shall have the effect of an original signature.

The undersigned has/have caused this document to be executed as of the date set forth below.

INTERESTED PARTY (POTENTIAL PURCHASER):

By: _____ Date: _____ Address: _____
 Print Name: _____ Title: _____ Telephone: _____
 Company: _____ Email: _____

INTERESTED PARTY (BROKER):

By: _____ Date: _____ Address: _____
 Print Name: _____ Title: _____ Telephone: _____
 Company: _____ Email: _____

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