

FINDING 43

— REAL ESTATE

EXCLUSIVE OFFERING
MEMORANDUM

10020 W FAIRVIEW AVE
#102 and #103
BOISE IDAHO 83704

Fairview Office Park
Office Condos



The information contained in the following is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Broker Company and should not be made available to any other person or entity without the written consent of Broker Company.

This Marketing Brochure and/or Offering Memorandum has been issued by Finding 43 Real Estate. It has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Prospective purchasers are urged to inspect the Property and conduct all due diligence required to make an informed decision including the market and surrounding competitive environment. Any financial projections and/or conclusions are provided strictly for reference purposes and have been developed based upon assumptions. Broker Company does not intend for any prospective purchasers to rely on the information contained herein to make a purchase decision.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. Costar.com being a main source. However, Broker Company makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify the information set forth herein. References to square footage or age are approximate. Photographs of the Property provided herein may be enhanced, yet no modifications to the structure of the Property have been made.

INVESTMENT SUMMARY

THE OFFERING

Broker is pleased to present an Exclusive Investment Offering for 10020 W FAIRVIEW AVE #102 and #103 BOISE IDAHO 83704

This opportunity consists of 2 main floor Office Condo units that are currently attached and leased together by Finding 43 Real Estate. Units are to be sold together and one unit contains large street facing signage.



\$535,000
LIST PRICE

265,330

2023 5-MILE
POPULATION

1.9%

2010-2023 5-MILE
POPULATION
GROWTH

±31,211

DAILY CAR TRAFFIC
COUNT at FAIRVIEW
MITCHELL IN 2022

2002

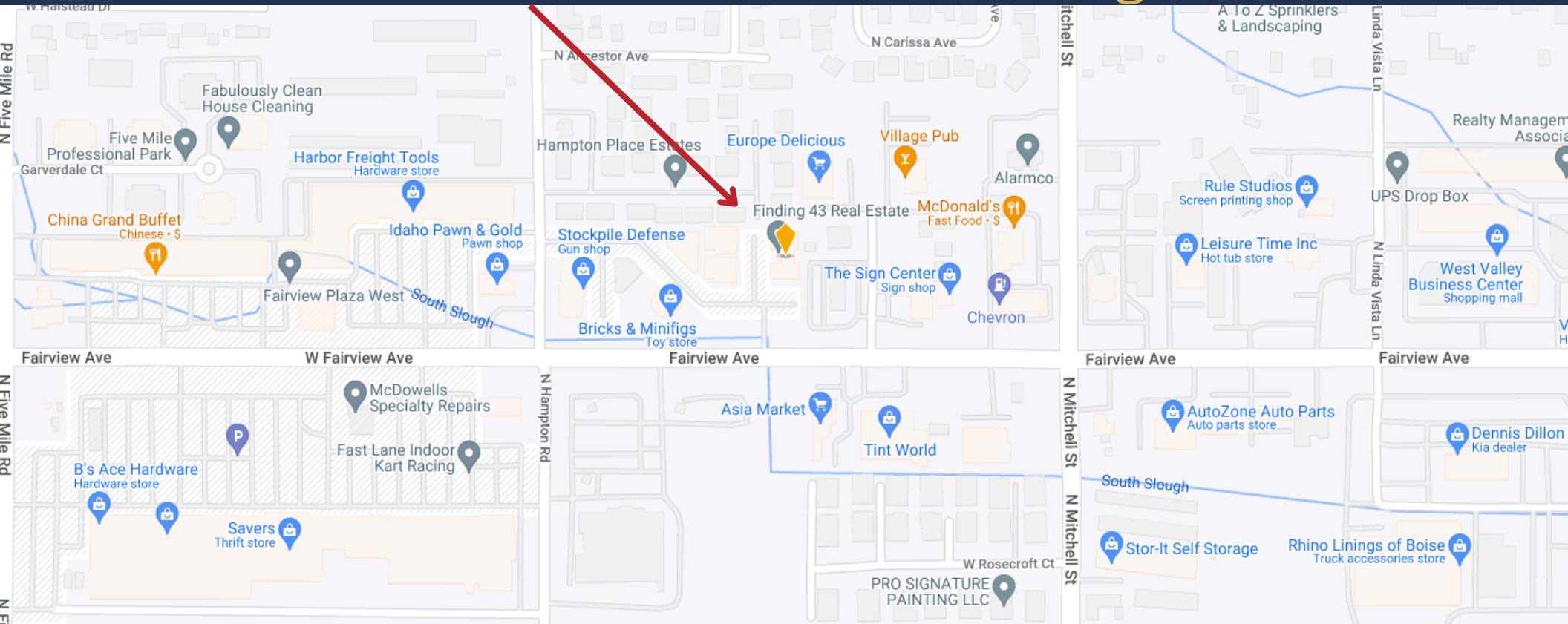
YEAR BUILT

Exclusively Listed By:

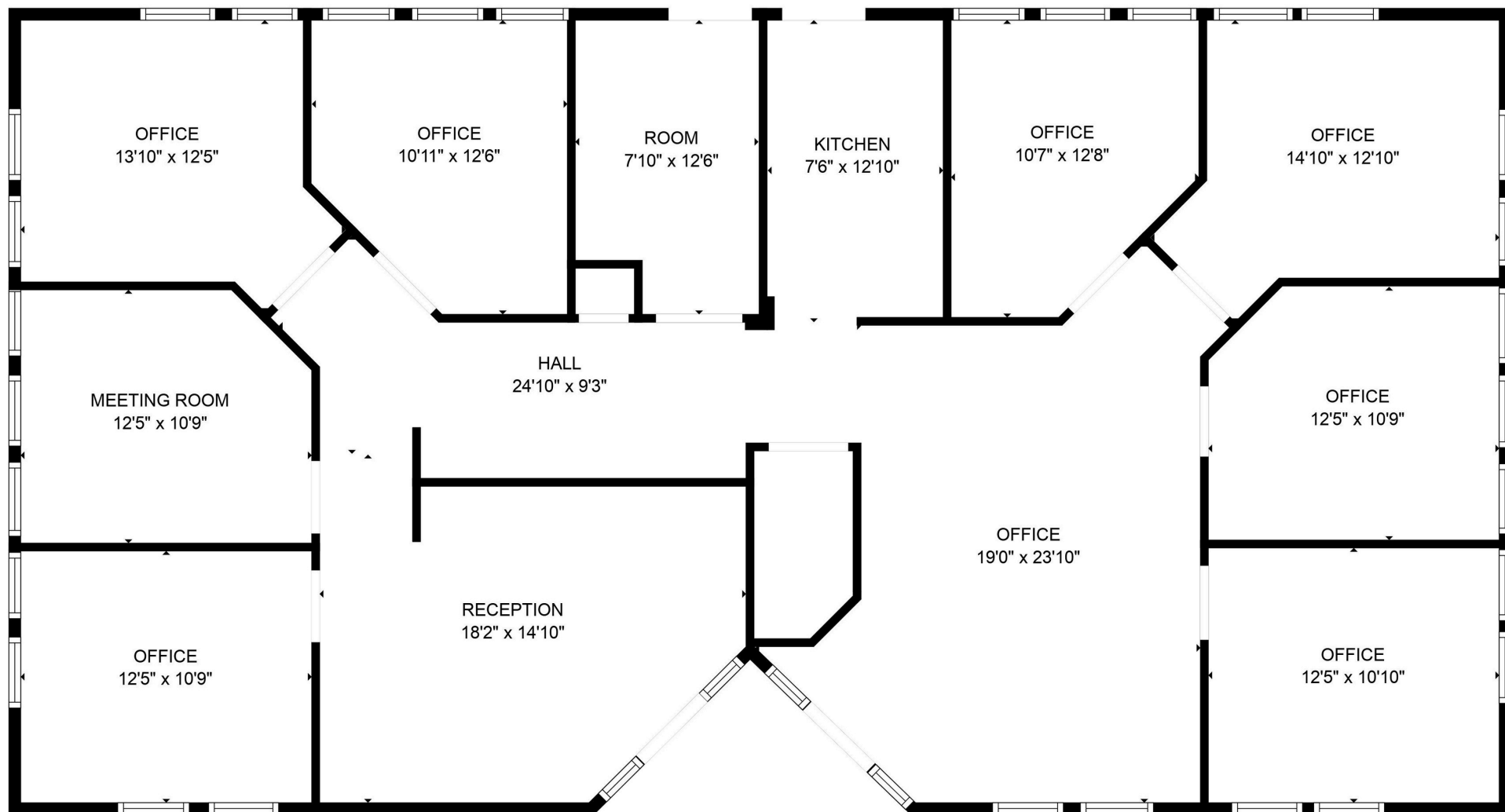
Clark Bilyeu
208-859-1147

LOCATION

Conveniently located between the Boise Town Square Mall and The Meridian Village.



Boise Town Square 1.8 Miles
Village at Meridian 2.5 Miles
Eagle Road Access 2.6 Miles
Interstate Connector Access 2.4 Miles
Downtown Boise 5.7 Miles



MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Reception area, 7 individual offices, training room, conference room and break room

