

# FOR SALE/LEASE: OWNER OCCUPIED OPPORTUNITY W/ SELLER LEASE BACK—DOWNTOWN

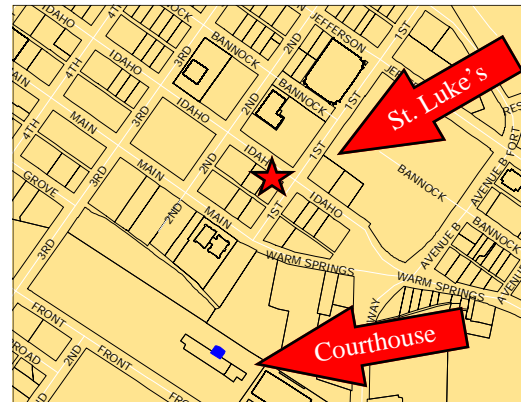
103 Idaho Street— Boise, Idaho (Across from St. Luke's)



*Financing Details:*

**6,661+/- Square Feet**

<b>\$750,000</b>	Purchase price
\$75,000	Down payment (10%)
\$375,000	@ 6.5% Bank Financing
\$300,000	@ 5.25% SBA 504 program
<b>New Loan Details:</b>	
\$33,551	Annual P/I on 1st note
\$25,357	Annual P/I on 2nd note
\$58,908	Total annual debt service
<b>Occupancy Cost Details:</b>	
\$58,908	Total annual debt service
\$20,404	Estimated annual expenses (\$4/sf/yr)
\$79,312	Total annual occupancy cost
(\$40,000)	Less Seller/Tenant rent
\$39,312	Annual Buyer occupancy cost



- 6,661 sf (6,434 leasable sf)
- 3,197 Main level office
- 1,904 Basement office
- 1,333 storage
- .21 Acres
- \$112/SF

Virtual Tour Available Online  
[www.tourfactory.com/554915](http://www.tourfactory.com/554915)

**ZONED: R-OD**

**PRICE REDUCED AGAIN!**

**Lease Rate: \$14.50 NNN**

**PRICE: \$750,000**

*Nancy Lemas*

Office: 208.344.0288  
Fax: 208.344.0287  
Email: [nancy@commercialnw.com](mailto:nancy@commercialnw.com)

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A FULL SERVICE COMMERCIAL  
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512 W Idaho Street, Boise, ID 83702 [www.commercialnw.com](http://www.commercialnw.com)

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