

## Garden Pointe Available for Sale

### Major Renovation and Fully Leased



**Building Area: 14,420 SF**

**Price: \$3,700,000.00 (\$257./SF)**

**Cap Rate: 6.13%**

**NOI: \$226,812 (5% vacancy/reserve)**

**Occupancy: 100%**

**Tenants: 3 – Terms 3, 7 & 15 years**

#### Garden Pointe Renovation:

- New store front & overhead doors
- New 20 year roof
- New 5 ton HVAC units
- New electrical, water & sewer service
- New fire sprinkler system
- New monument signage
- Resurfaced parking lot

### Garden City is close to downtown Boise & fronts the Boise River



**Contact:**

RFR Properties, LLC, PO Box 2579, Eagle, ID 83616

[www.rfrproperties.com](http://www.rfrproperties.com)

**Bob Runyan: 208.863.8209 or [br@rfrproperties.com](mailto:br@rfrproperties.com)**

The information contained herein has been obtained by reliable sources, but is not guaranteed. This offering is subject to errors, omissions, prior sale, price change, and withdrawal.

*Garden Pointe is located in Garden City. The area is close to downtown Boise and boarded by the Boise River. Outstanding business location attracting new development.*

# Garden City

# ARTISAN PATH

Follow our Garden City Artisan Paths to experience our artisan community. Artists, specialty foods, wineries, breweries and cideries, all producing small batch distinctive products requiring specialized skills.





CHECK WEBSITES AND FACEBOOK PAGES FOR OPERATING HOURS.

<p><b>1. TELAYA WINE CO.</b> 240 E 32nd St.</p> <p><b>5. COILED WINES</b> 3408 W. Chinden Blvd.</p> <p><b>16. WILDFLOUR BAKERY</b> 304 E 42nd St.</p> <p><b>17. SPLIT RAIL WINERY</b> 4330 W Chinden Blvd.</p> <p><b>18. BELLA BREWING</b> 4340 W Chinden Blvd.</p> <p><b>19. CINDER WINERY</b> 107 E 44th St.</p> <p><b>22. MERIWETHER CIDER</b> 5242 W Chinden Blvd.</p>	<p><b>23. BARBARIAN BREWING</b> 5270 W Chinden Blvd.</p> <p><b>23A. ONE HAUTE COOKIE</b> 5159 H Glenwood St.</p> <p><b>28. COUNTY LINE BREWING</b> 9115 W Chinden Blvd #107</p> <p><b>29. POWDERHAUS BREWING</b> 9719 W Chinden Blvd.</p>	<p><b>2. SUREL'S PLACE</b> 212 E 33rd St.</p> <p><b>3. STUDIO 1212</b> 112 E 33rd St.</p> <p><b>4. ZION WARNE GLASS</b> 3242 W Chinden Blvd.</p> <p><b>4A. THE GARDEN CITY PROJECTS</b> 100 W. 33rd St.</p> <p><b>6. SAMUEL PADEN</b> 440 E. Thurman Mill St.</p> <p><b>8. AUDIO LAB RECORDING</b> 3540 Osage St.</p> <p><b>9. VISUAL ARTS COLLECTIVE</b> 3628 Osage St.</p> <p><b>13. STOVER GLASS</b> 117 E. 41st St.</p>	<p><b>14. TORCHED GLASS WORKS</b> 117 E. 41st St.</p> <p><b>20. FIREFLY GARDEN ART</b> 504 E 45th St #23</p>	<p><b>7. WATERFRONT PARK</b></p> <p><b>10. WHITEWATER PARK</b></p> <p><b>11. ESTHER SIMPLOT PARK</b></p> <p><b>12. HERON PARK</b></p> <p><b>15. RIVERFRONT PARK</b></p> <p><b>21. MYSTIC COVE PARK</b></p> <p><b>25. WESTMORELAND PARK</b></p> <p><b>24. LIBRARY</b></p> <p><b>27. RIVER POINTE PARK</b></p> <p><b>26. RIVERSIDE PARK</b></p>
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TASTE

CREATE

PLAY

