

For Sale Single Tenant 10 Year Lease 113 W 43rd Street, Garden City, ID



Flex Building: 12,420 SF
(Complete remodel)
Sales Price: \$4,186,669.00
NOI: \$230,266.80/year 2
Lease Start Date: April 1, 2023
Annual Increases @ 3%.
Lease Type: NNN
Zone: C-2
Lot Area: .684 Acres
Adjoining Lots/Bldg. for Sale



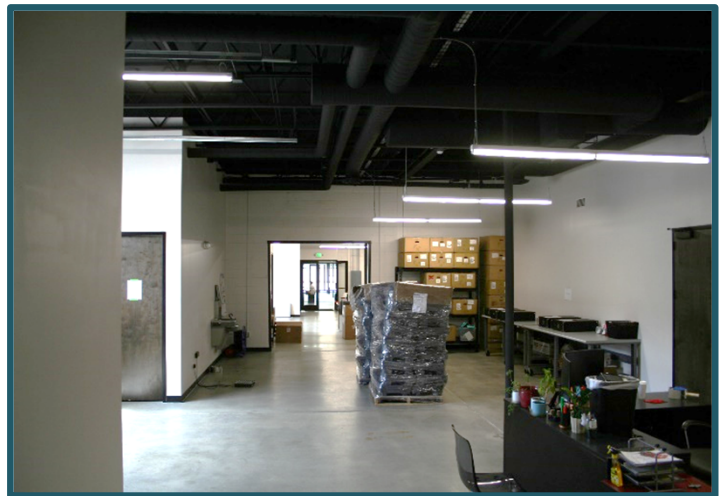
Contact:

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

www.rfrproperties.com

Bob Runyan: 208.863.8209 or 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.



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Portfolio Sale Includes:

- 113 W 43rd St.: 100% occupied/ 10 year lease at \$4,186,669.
- 203 W 43rd St.: 12,000 SF Flex Warehouse at \$3,000,000.
- 200 W 42nd St.: C-2 Vacant Lot .674 Acres at \$734,000.
- 000 W 42nd St.: C-2 Vacant Lot .689 Acres at \$750,000.



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Centrally located with great visibility off W. Ustick Rd., quick access to N. Curtis Rd., the Connector, W. Chinden Blvd., E. Veterans Memorial Parkway & Downtown Boise.



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