



KW COMMERCIAL - COMMERCIAL NORTHWEST TEAM



Properties for Sale by Nancy Lemas

February 2012

ADDRESS	VICINITY	ZONED	NOTES	PRICE	AGENT	IMAGE
NEW LISTING!! 7228 W. Ustick Boise, Idaho	I-184 North on Curtis Road East on Ustick Road Near Cole Road	C-1	Excellent Opportunity 4,637 +/- sf office building Blocks from new library on Cole & Ustick Includes mail, waiting, and break rooms 0.47 +/- commercial acres Parking (17 spaces plus 1 handicap)	\$499,500 \$107/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
GOLF COURSE 4700 Umatilla Ave Boise, Idaho	Near Amity Road & Cole Road	R-6	Indian Lakes Golf Course 9 hole Golf Course, 55.95 ± acres 9,832 ± sf Club House, 3.97 ± acres Practice Bunker, Driving Range, Putting/Chipping Green Full Service Restaurant/Bar, Liquor License Pool, Banquet Room, Patio, Lounge	December \$1,400,000	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
OFFICE BUILDINGS 2304 Cole Road Boise, Idaho	Between Northview and Fairview on the East side of Cole	R-1C R-1C R-3D R-1C	Four Office Buildings ~ 18,762 combined +/- sf 2304 Cole 3,600 +/- sf 2308 Cole 6,658 +/- sf 2312 Cole: 4,224 +/- sf (\$330,000)* 2316 Cole 4,280 +/- sf (\$280,000)* * Buildings may be purchased separately	\$1,350,000 \$71/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
GREAT LOCATION 1450 N 10 Mile Road Meridian, Idaho	I-84 to 10 Mile Interchange North on 10 mile to address	L-O	Excellent Church Facility--10,159 ±sf Ample Parking Sanctuary currently seats 250 Located on 2.36 ± acres Kitchen, dining hall, nursery room, foyer Near Albertsons and Saint Alphonus	\$825,000 \$81/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
NEW LISTING 610, 612, 614 43rd Garden City, Idaho	I-184 North on Curtis Road West on Chinden Blvd North on 43rd Street	C-2	11-Unit Apartment Building 10,086 ± sf, 1.38 ± acres (Excess land for additional units) (3) 1x1 bedroom (725-780 ± sf) (5) 2x1 bedroom (725-980 ± sf) (1) 2x1 bedroom (980 ± sf) (2) 3x1 bedroom (1,150-1,250 ± sf)	\$625,000	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	

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NEW LISTING 2356 Hwy 93 North North Fork, Idaho	24 miles North of Salmon Idaho 19 miles from the Montana Border		100 Acre Wood Lodge Possible uses: private home, commercial lodge or retreat center. Includes quitclaim permits 100 acres nestled between a National Forest & 600 +/- sf lodge & commercial kitchen	\$1,650,000	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
PRICE REDUCED 133 Broadway Meridian, Idaho	Broadway and Main Street Meridian	I-L	Community Center for Sale 10,792+/- sf (9,892+/- sf center, 900+/- sf home) Rental income from home ~ \$550 /mo New windows, hardwood floors, commercial kitchen, large dining hall, activities center. Includes lots to the East, West, & South	\$650,000 February	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
LAND Risen Creek Kuna/Boise, Idaho	NW corner of E. Columbia Rd and S. Cloverdale Rd	Parcel #1 & #2 RUT Parcel #3 RSW	Three Parcels of Land for Sale 80 ± acres of land Parcels #1: 29 ± acres of land Parcels #2: 18 ± acres of land Parcels #3: 33 ± acres of land	\$2,500,000	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
HISTORIC OFFICE BUILDING 206 W. Jefferson Boise, Idaho	Northend office building at the corner of 2nd and Jefferson. Across from St. Luke's and near Elk's Rehab., Courthouse, and State Capitol building.	R-ODD	Beautifully restored historic building with turn of the century charm and character paired with modern amenities. 3000 +/- SF includes a 500 +/- SF Bldg. Suite 1: 1,300 +/- sf Suite 2: 1,200 +/- sf	\$425,000 December	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
MEDICAL/OFFICE 103 Idaho Street Boise, Idaho	Located in downtown Boise across the street from St. Luke's, and blocks from the Ada County Courthouse, Elk's Rehab.	R-OD	Owner-occupied opportunity with Seller Leaseback on 1/2 the building. 6,661+/- sf total w/ 3,197+/- sf on main level 1,904+/- sf basement and 1,333 +/- sf storage \$143/sf in downtown Boise! Lot is .21+/- Acres. Also for lease!	\$650,000	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
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COMMERCIAL BUILDING 847 E. Fairview Ave Meridian, Idaho	1-84 to Meridian Rd Exit North on Meridian Road East on Fairview Ave South on Lakes Place	C-G	Office Building in Meridian Occupy 1/2 and Lease 1/2 Two Separate Office Suites Newer carpet, paint and fixtures 2,960 ± sf of Office space available offering 7 offices, 2 conference rooms, break room and back patio	\$355,000 \$119/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
COMMERCIAL BUILDING 8600 W Franklin Boise, Idaho	On Franklin Rd between Maple Grove and Milwaukee Near the I-184	M-1D	High-profile Building along Franklin Rd Commercial acres: .27 ± acres Building size: 3,078 ± sf Vacant, Owner-use Office, Showroom, Retail Quick and Easy Access to I-184	\$395,000 \$128/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
OFFICE BUILDING 2312 N Cole Rd Boise, Idaho	Between Northview and Fairview on the East side of Cole	R-3D	Medical Billing Office/Collections Site Vacant, Owner-user, multiple tenants Private and locked offices Huge meeting/training rooms Remodel in process 4,224 ± sf office building with atrium	\$330,000 \$78/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
OFFICE BUILDING 2316 N Cole Rd Boise, Idaho	Between Northview and Fairview on the East side of Cole	R-3D	Multiple Suites for Tenants Vacant, Owner-user, multiple tenants Private and locked offices 4,280 ± sf office building with atrium Remodel in process Several tenants in place	\$280,000 \$78/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
NEW LISTING! 208 Jefferson Boise, Idaho	Located in downtown Boise across the street from St. Luke's, and blocks from the Ada County Courthouse, Elk's Rehab.	R-OD	Excellent Office Space Off-Street Parking Three offices and reception 1,932 ± sf restored historic office building Turn of century charm	\$350,000 \$181/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
OFFICE BUILDING 1940 W State Boise, Idaho	On State Street between 19th & 20th Street	C-2D	Renovated Office Building Unique home converted to light office use Owner-occupied opportunity 3,121 ± sf with 9 +/- dedicated parking spaces On city bus route with off-street parking	\$200,000	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
GREAT PRICE 716 Orchard Boise, Idaho	Boise Bench Corner of Emerald and Orchard	C-2D	Office/Retail Space 5,760 +/- sf office/retail building kitchen, storage, multiple offices large display windows facing Orchard off street parking access from Emerald & Orchard	\$150,000 \$26/sf	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	







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Properties for Lease by Nancy Lemas

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DOWNTOWN 512 W Idaho Boise, Idaho	North Side of Idaho btw 5th and 6 th Street in downtown Boise	C-5HD	Office Space for Lease in Downtown Boise Charming building with historic character Great location for client meetings Suite 1-3 \$600/mo FSEJ, window front along Idaho Suite 104 \$400/mo FSEJ Suite 105: \$500/mo FSEJ	CALL Full Service Excluding Janitorial	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
QUICK ACCESS 1134, 1136, 1148 Orchard Street Boise, Idaho	I-184 South on Curtis Road	C-2D	Unit SF Price Type 1134 10,000 +/- sf \$7.00/sf FSEJ	\$7.00/sf Full Service Excluding Janitorial	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
EXCELLENT SPACE 7228 W. Ustick Boise, Idaho	I-184 North on Curtis Road West on Ustick Road Near Cole Road	C-1	Office Space for Lease 4,637+/- sf office building Blocks from new library on Cole & Ustick Includes mail, waiting, and break rooms Parking (17 spaces plus 1 handicap) Full service excluding janitorial	\$300/month \$12.50/sf Full Service Excluding Janitorial	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
GREAT LOCATION 201 W Boise Ave Boise, Idaho	Broadway and Front St. South on Broadway East on Boise Ave	C-1D	Retail/Office Space for Lease 1,530 +/- sf 1-5 year lease available	\$12.00/sf Full Service	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
OFFICE SPACE 2304 Cole Road Boise, Idaho	Between Northview and Fairview on the East side of Cole	R-1C R-1C R-3D R-1C R-1C	Office Property For Lease 2304 Cole Suites 2308 Cole Suite G: 1,041 +/- sf 2312 Cole: 3,805 +/- sf 2316 Cole Suite E: 863 +/- sf 2316 Cole Suites A-C: 1,486 +/- sf	CALL FSEJ	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
EXCELLENT OFFICE SPACE 103 Idaho Street Boise, Idaho	Located in downtown Boise across the street from St. Luke's, and blocks from the Ada County Courthouse, Elk's Rehab.	R-OD	Owner occupied opportunity with Seller Leaseback on 1/2 the building. 6,661+/- sf total w/ 3,197+/- sf on main level 1,904+/- sf basement and 1,333 +/- sf storage \$143/sf in downtown Boise! Lot is .21 +/- Acres	\$14.50/sf NNN	Nancy Lemas nancy@commercialnw.com 208.344.0288 www.commercialnw.com	
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