



OFFERING SUMMARY

SALE PRICE:	\$510,000
LOT SIZE:	0.27 Acres
BUILDING SIZE:	3,016 SF
PRICE / SF:	\$169.10
ZONING:	L-O

PROPERTY OVERVIEW

New professional office shell building. This is a great opportunity for an owner/investor. The building has a wide-open interior ready for your custom floor plan. The buyer has the option to use their own contractor or the current contractor. Convenient location with easy access to the freeway. Excellent opportunity for an investor with 1031 Exchange money that needs to be placed. Seller will also consider a custom build-out for a single-tenant lease scenario.

PROPERTY HIGHLIGHTS

- New professional office shell building.
- Conveniently located 1/2 mile south of the interstate
- Class A Office Building
- Single-tenant or multi-tenant options
- Monument sign along Meridian Road
- Service and food amenities within walking distance

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1065 S. Allante Place
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OFFICE FOR SALE

119 E Calderwood Dr., Meridian, ID 83642



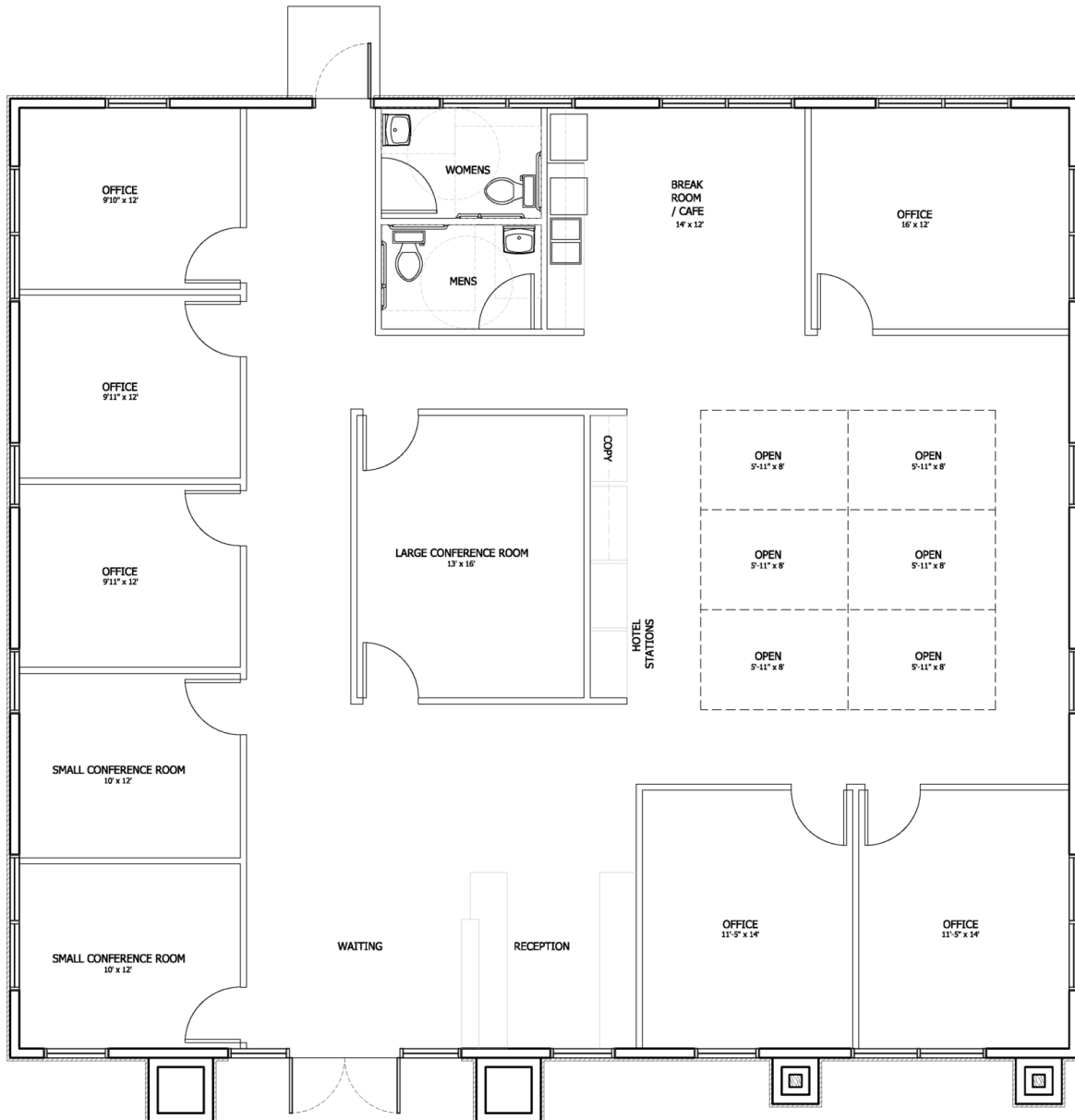
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Conceptual Floor Plan A



* INTERNAL BUILD OUT COSTS NOT INCLUDED IN PRICE

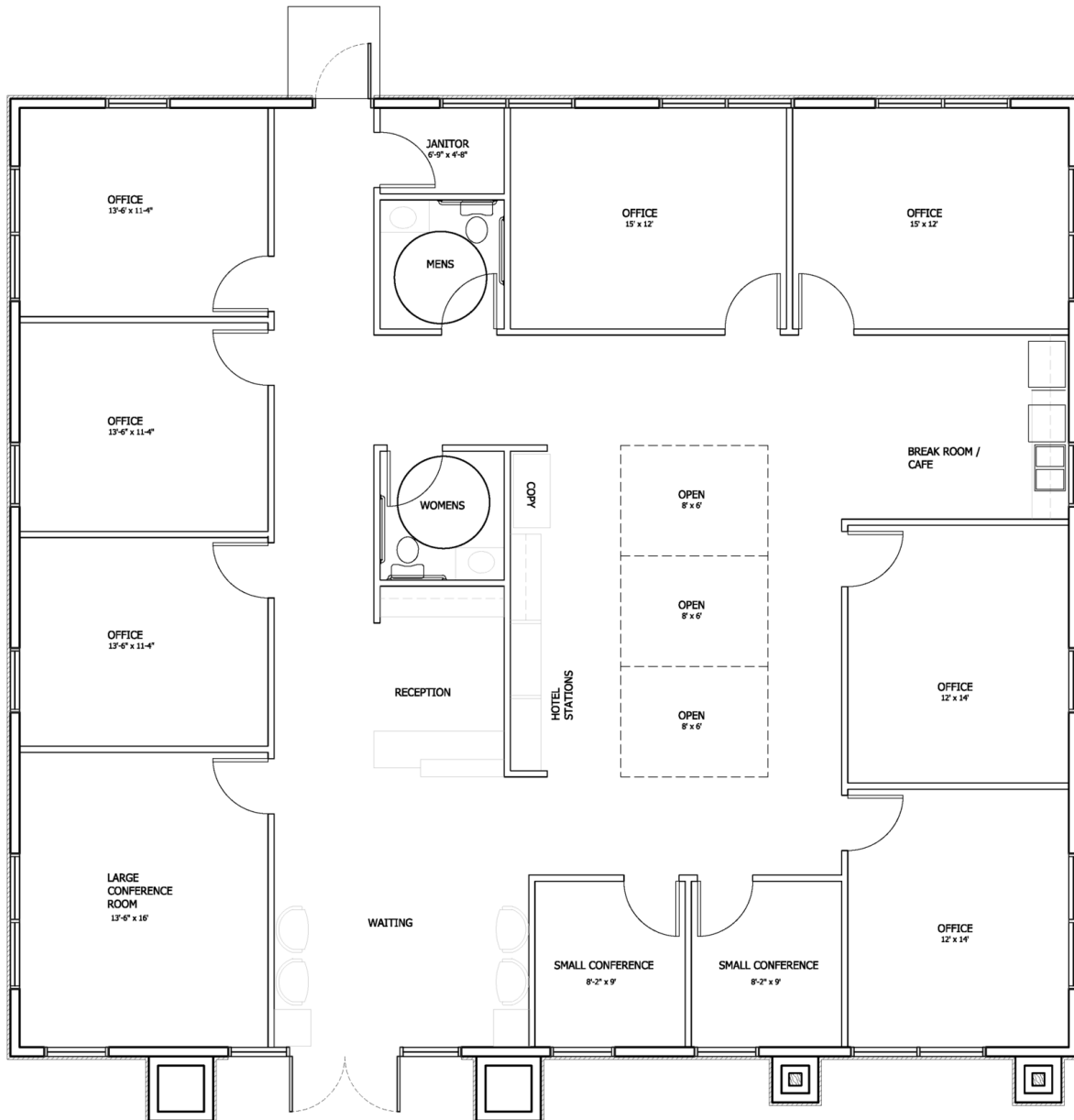
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Conceptual Floor Plan B



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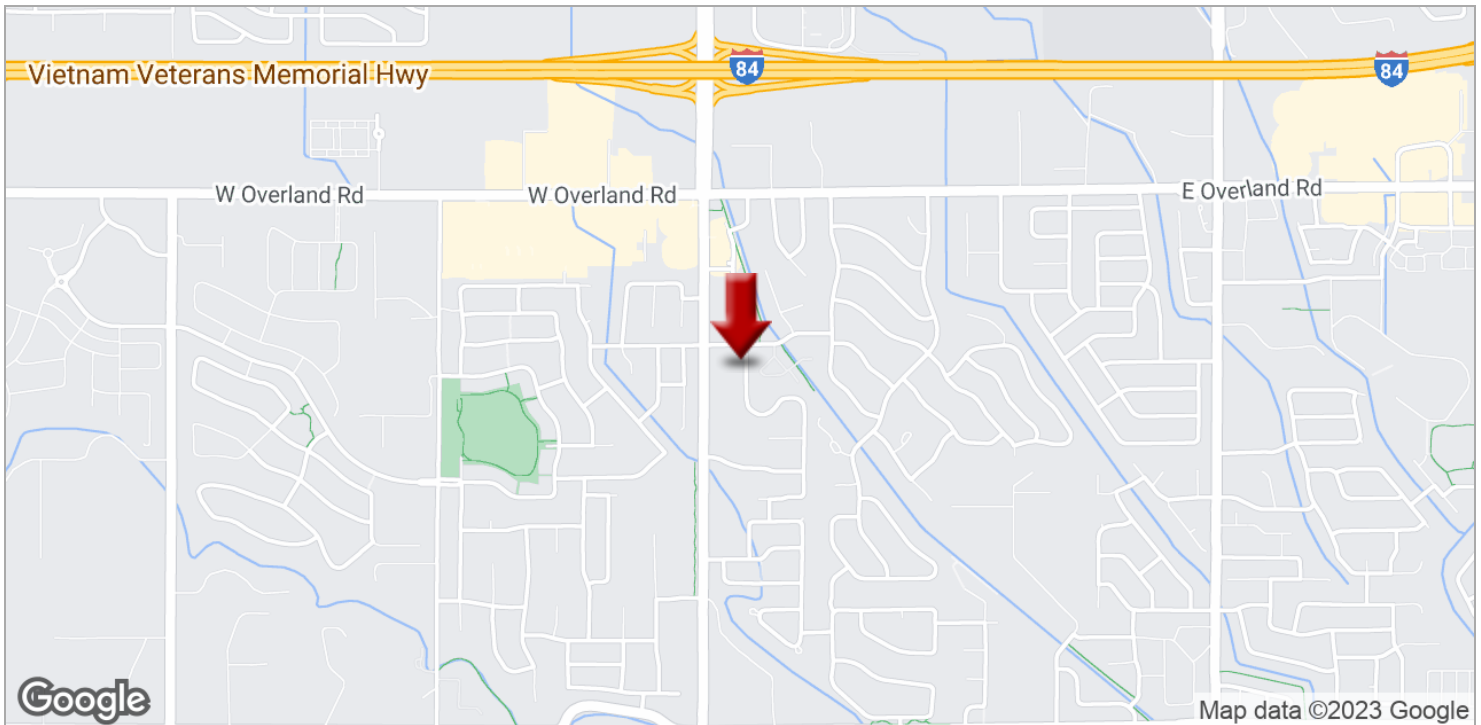
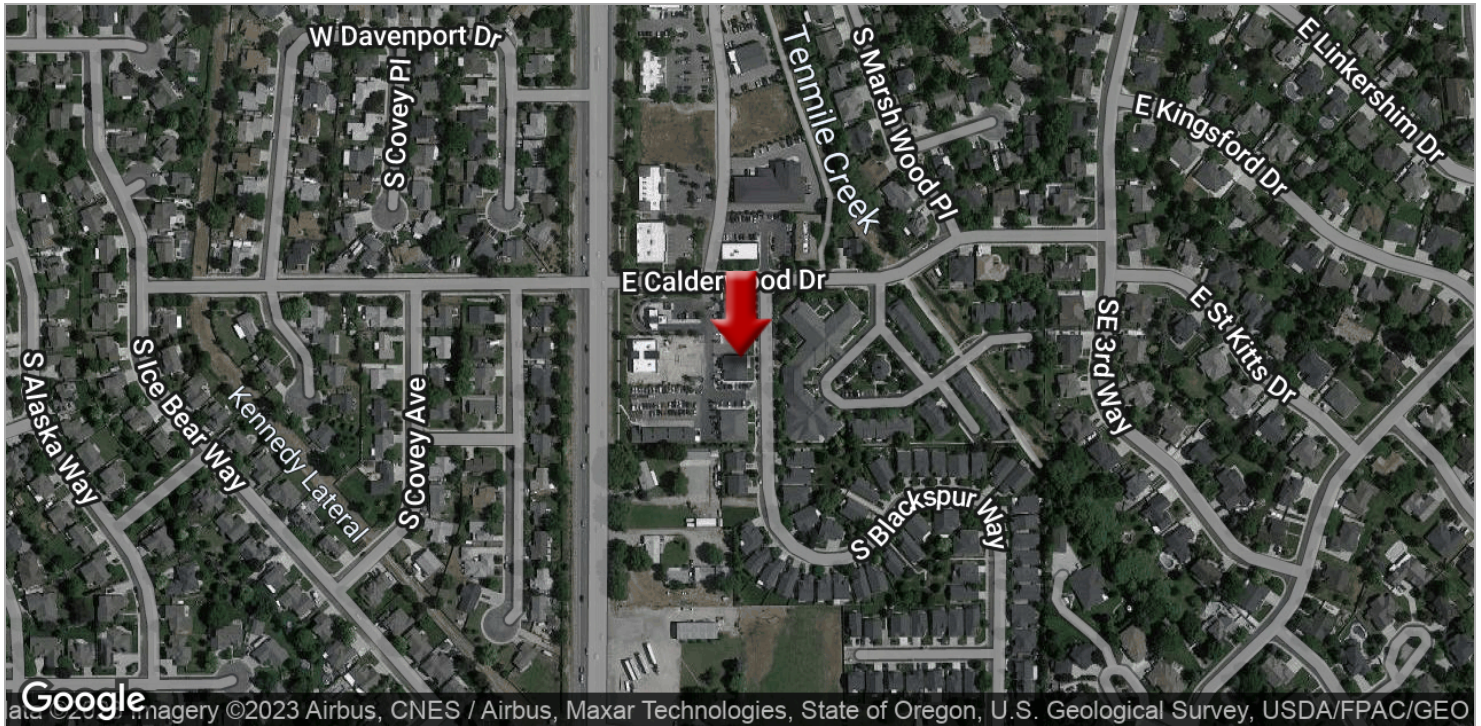
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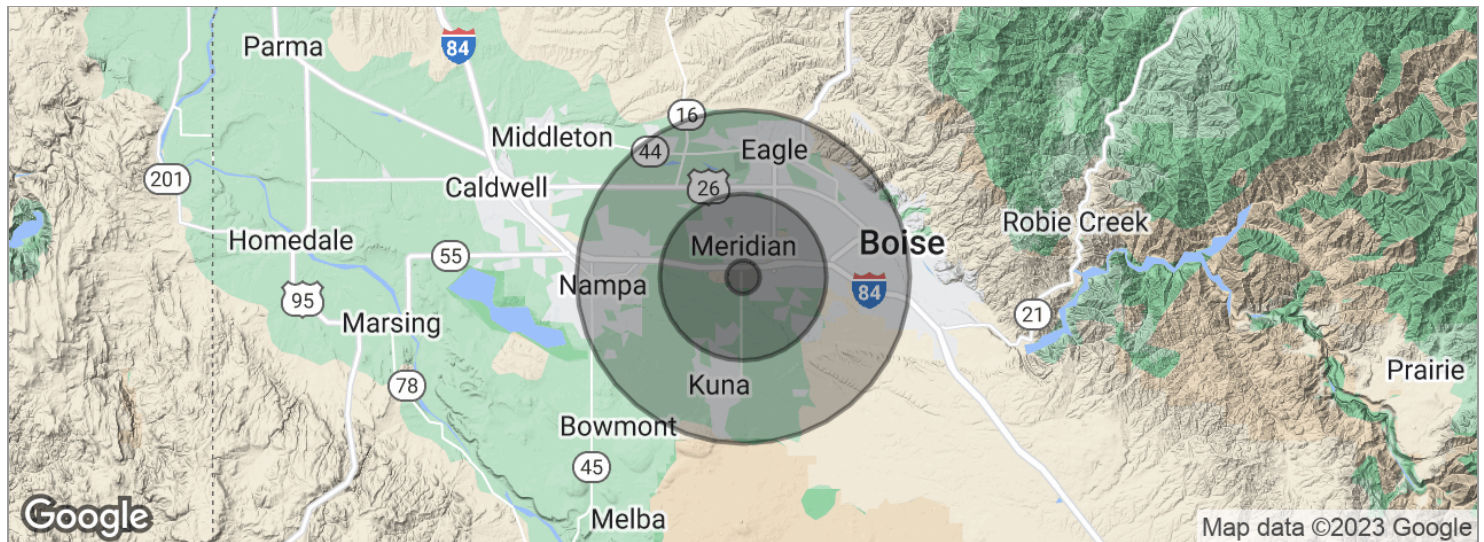
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,185	104,056	359,545
Median age	33.5	33.1	34.3
Median age (male)	33.4	32.9	34.0
Median age (Female)	33.8	33.5	34.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,116	36,479	129,778
# of persons per HH	2.9	2.9	2.8
Average HH income	\$78,439	\$77,004	\$72,716
Average house value	\$266,043	\$242,708	\$235,535

* Demographic data derived from 2020 ACS - US Census

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