## ORCHARD STREET BOISE, ID 83706

## RETAIL / OFFICE FORMER BANK BUILDING FOR SALE



421

NORTH



## LISTING HIGHLIGHTS:

RKET

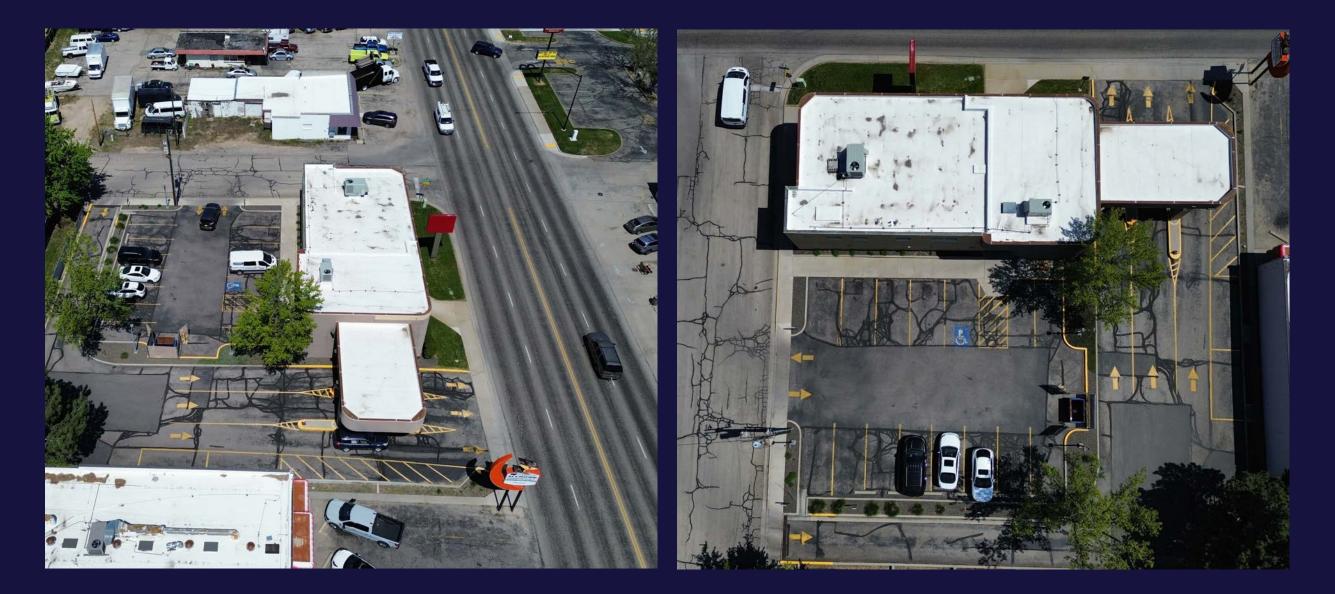
SALE PRICE:	\$1,400,000.00	• Former Bank Facility: Well-maintained structure ideally suited for financial institutions or easily adaptable for a variety of commercial uses.
BUILDING SIZE:	3,816 SF	• <b>Stand-Alone Building with Drive-Thru:</b> Offers convenience and privacy, complete with a functional drive-thru lane to support customer-focused services.
LOT SIZE:	0.46 Acres	<ul> <li>Ample On-Site Parking: Features 15 dedicated private parking stalls, ensuring ease of access for staff and clientele.</li> </ul>
PARCEL NUMBER:	R0525000005	<ul> <li>Prominent Signage Opportunities: Benefit from exceptional visibility with both building and monument signage available to maximize brand exposure.</li> </ul>
		• <b>Immediate Income Potential:</b> Includes an existing ATM leaseback, providing instant revenue upon acquisition.
ZONING:	City of Boise-MX-2	• <b>Close Proximity to I-84:</b> Highly accessible locationjust minutes fro Interstate 84, ideal for attracting commuter and regional traffic.

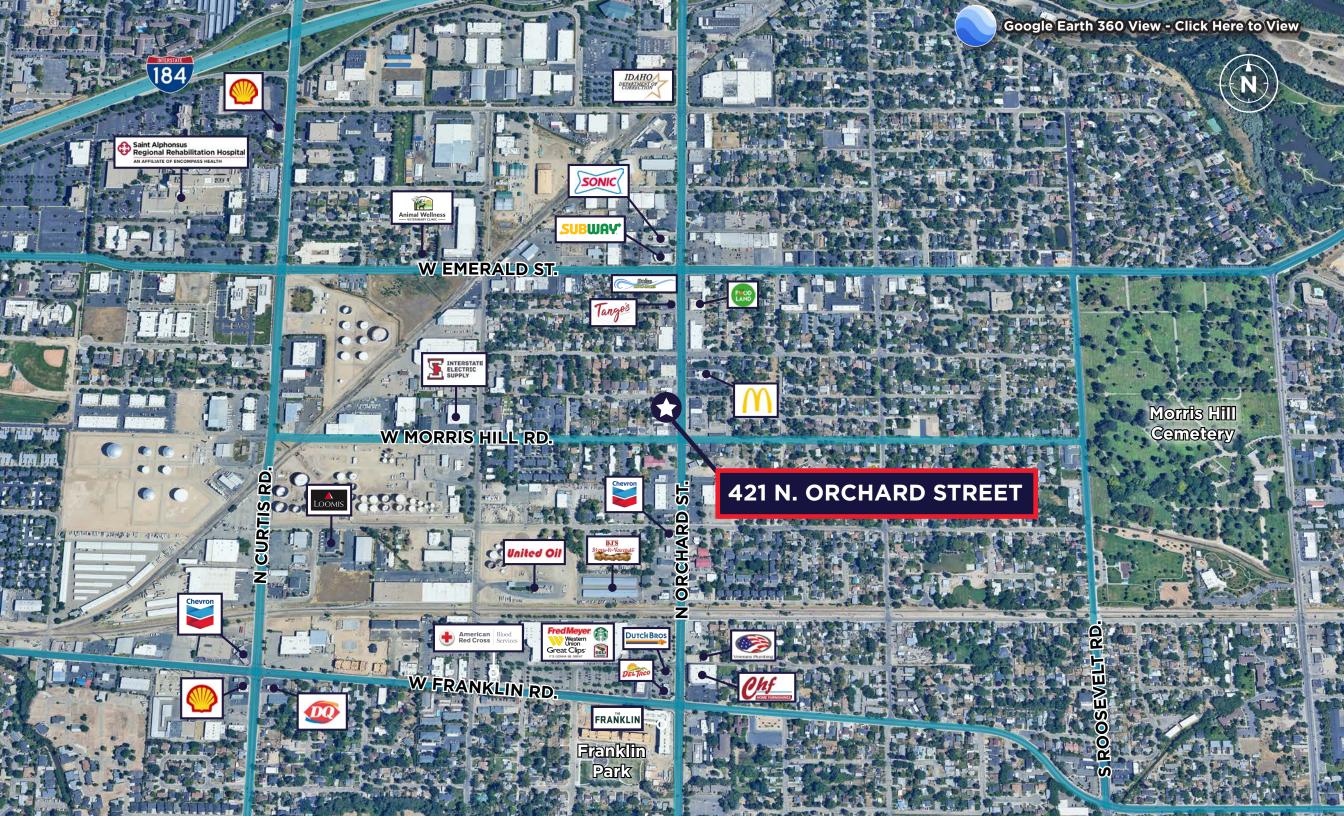
## LISTING FEATURES:











# 421 North

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