

**RETAIL / OFFICE  
FORMER BANK BUILDING  
FOR SALE**

421  
NORTH

**ORCHARD STREET  
BOISE, ID 83706**



**CUSHMAN &  
WAKEFIELD**





421  
NORTH

## LISTING HIGHLIGHTS:

<b>SALE PRICE:</b>	\$1,400,000.00
<b>BUILDING SIZE:</b>	3,816 SF
<b>LOT SIZE:</b>	0.46 Acres
<b>PARCEL NUMBER:</b>	R0525000005
<b>ZONING:</b>	City of Boise-MX-2

## LISTING FEATURES:

- **Former Bank Facility:** Well-maintained structure ideally suited for financial institutions or easily adaptable for a variety of commercial uses.
- **Stand-Alone Building with Drive-Thru:** Offers convenience and privacy, complete with a functional drive-thru lane to support customer-focused services.
- **Ample On-Site Parking:** Features 15 dedicated private parking stalls, ensuring ease of access for staff and clientele.
- **Prominent Signage Opportunities:** Benefit from exceptional visibility with both building and monument signage available to maximize brand exposure.
- **Immediate Income Potential:** Includes an existing ATM leaseback, providing instant revenue upon acquisition.
- **Close Proximity to I-84:** Highly accessible location just minutes from Interstate 84, ideal for attracting commuter and regional traffic.



421  
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INTERIOR PHOTOS





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EXTERIOR PHOTOS







Google Earth 360 View - [Click Here to View](#)



**Saint Alphonsus  
Regional Rehabilitation Hospital**  
AN AFFILIATE OF ENCOMPASS HEALTH



**W EMERALD ST.**



**W MORRIS HILL RD.**



Morris Hill Cemetery

**N CURTIS RD.**



**421 N. ORCHARD STREET**

**N ORCHARD ST.**



**W FRANKLIN RD.**



Franklin Park

**S ROOSEVELT RD.**



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