



SALE PRICE: \$1,144,800

BUILDING SIZE: 3,816 SF

LOT SIZE: 0.46 Acres

PARCEL NUMBER: R0525000005

ZONING: 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 locationjust minutes from Interstate 84, ideal for attracting commuter and regional traffic.

421 NORTH

INTERIOR PHOTOS







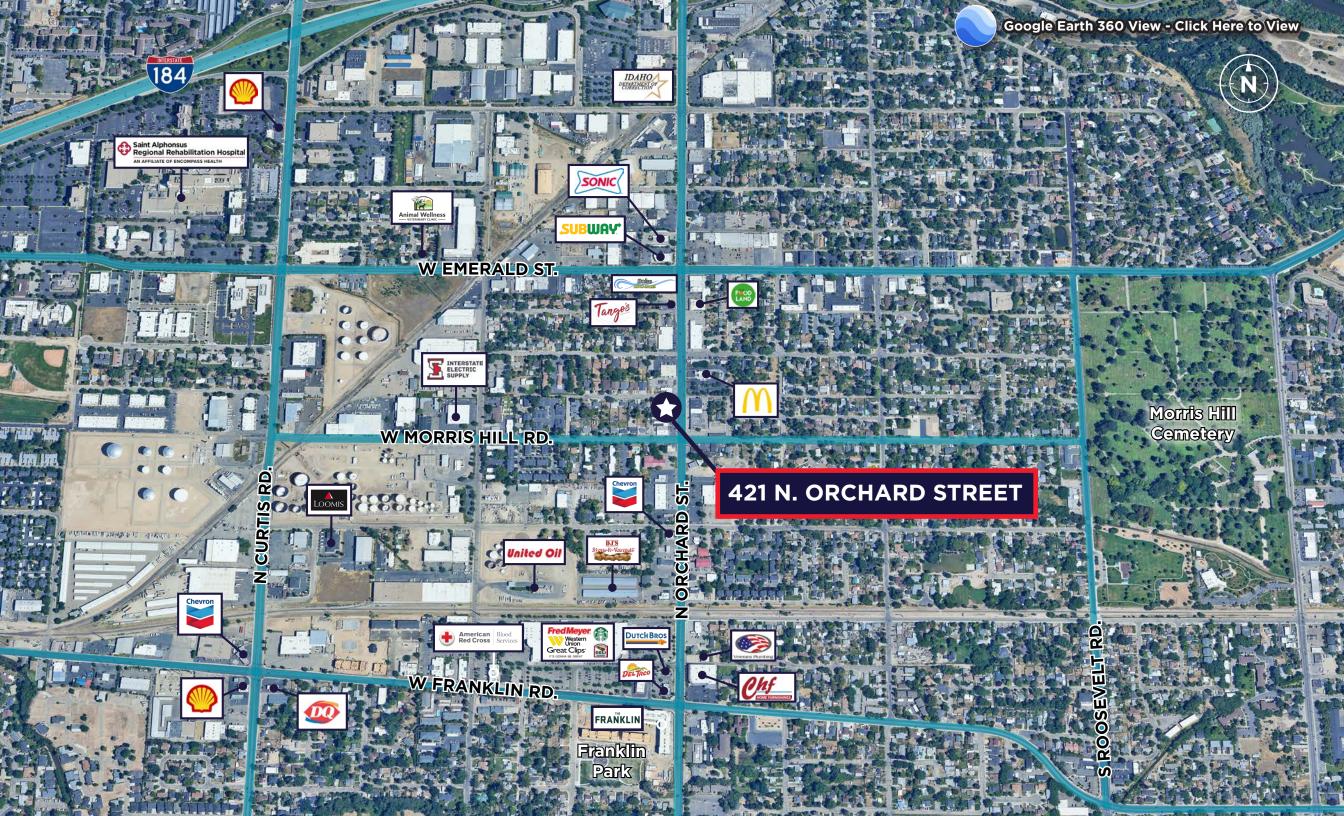


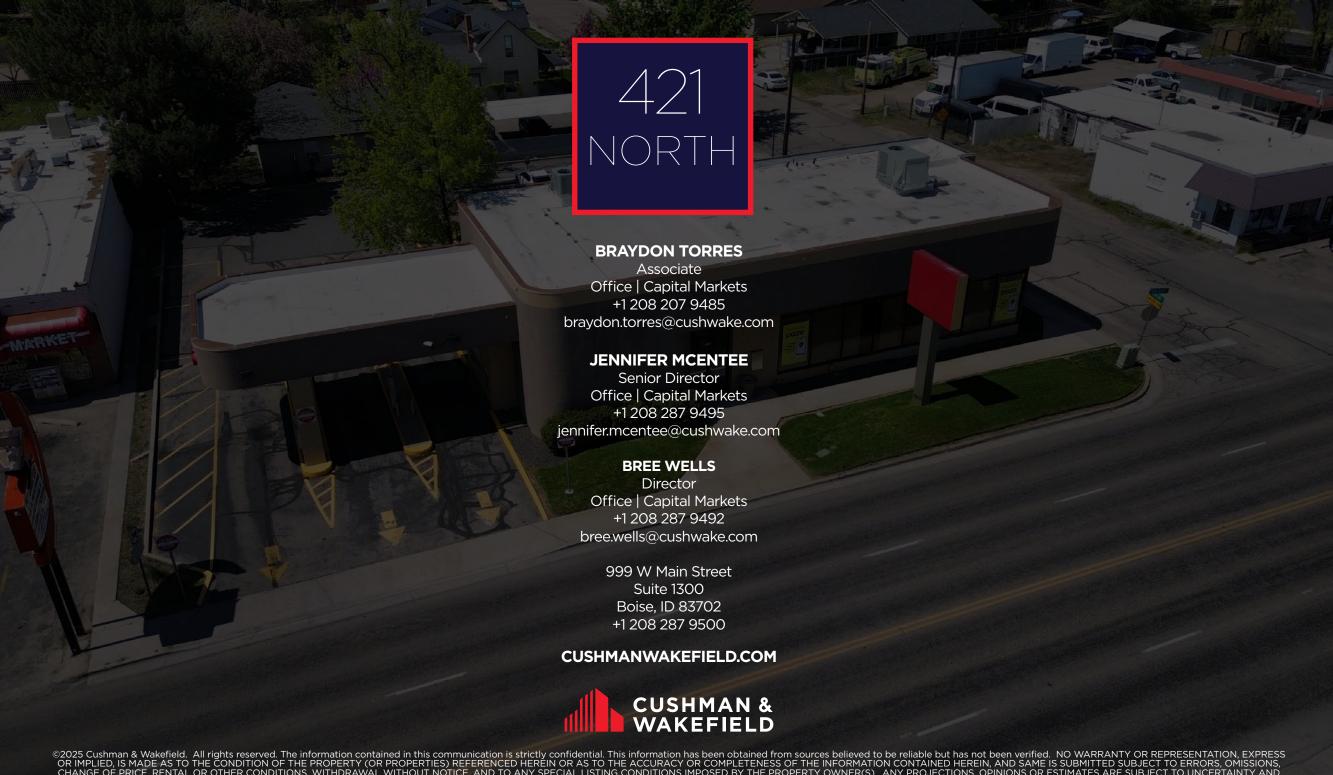
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EXTERIOR PHOTOS









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