

PRICE REDUCED
RETAIL / OFFICE FORMER BANK
BUILDING FOR SALE

421
NORTH

ORCHARD STREET
BOISE, ID 83706





421
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LISTING HIGHLIGHTS:

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 location just minutes from Interstate 84, ideal for attracting commuter and regional traffic.

421
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INTERIOR PHOTOS



421
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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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