

# Office Building for Sale

## VETERAN'S PARKWAY AND STILSON ROAD



**BIG PRICE  
REDUCTION  
5% SELLER  
FINANCING**

- Address:** 801 Stilson Road, Boise 83703
- Legal:** Stilson Sub Par #005  
Lots 7, 8, 9, 10 and Adj. Par #1RSI
- Location:** Building fronts on Veteran's Parkway in a beautiful park-like setting next to the Boise River and Veteran's Memorial Park
- Zoning:** R-3D
- Building size:** 6,557 sq. ft. *Can be divided to 1,500-3,000 sq. ft.*
- Acreage:** .61 acres
- Price:** ~~\$983,000~~ **\$899,000**
- Structure:** Stucco and brick building, built 1987. New roof and membrane 2008.
- Floor Plan:** Waiting area, reception desk, file room, up to 20 offices or exam rooms, 6 restrooms, break area and more. Currently a medical facility with workable conversion to office.
- Signage:** Monument sign fronting Veteran's Parkway  
*Also available for lease*

- **Low Seller Financing Rates**
- **Lease Option**
- **Incredible Terms**



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