



MIXED-USE - MULTI-TENANT

Property Highlights

Sale Price	\$1,279,000 (\$63.89/SF)
NOI/Occupancy	\$87,500 / 67% - Current
NOI/Occupancy	\$139,000 / 93% - Proforma
Lease Rate	\$10.00/SF FSEJ
Suite 107 Available	3,000 to 6,200 SF
Building Size	20,020 SF Total
Lot Size/Parking	2.17 Acres / Ample - Shared
Parcel #/Built	P1510013000D / 1998
LockBox	No, Contact Agents to Schedule

Listing Features

- Income producing property with significant upside
- Well maintained mixed-use retail & professional office building located in Payette on Highway 95/16th St.
- Eight tenants in-place, with one vacant space
- Potential uses include general retail, restaurant, professional office, sales office & medical office
- High visibility & easy access to and from site on Highway 95 - 11,000 CPD
- Surrounding business include Idaho Department of Health & Welfare, Maverik, Columbia Bank, schools city offices and other professional services



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Suite 107 For Lease - 3,000 to 6,200 SF - \$10.00/SF FSEJ



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FOR SALE & LEASE

Hunter's Gate Plaza

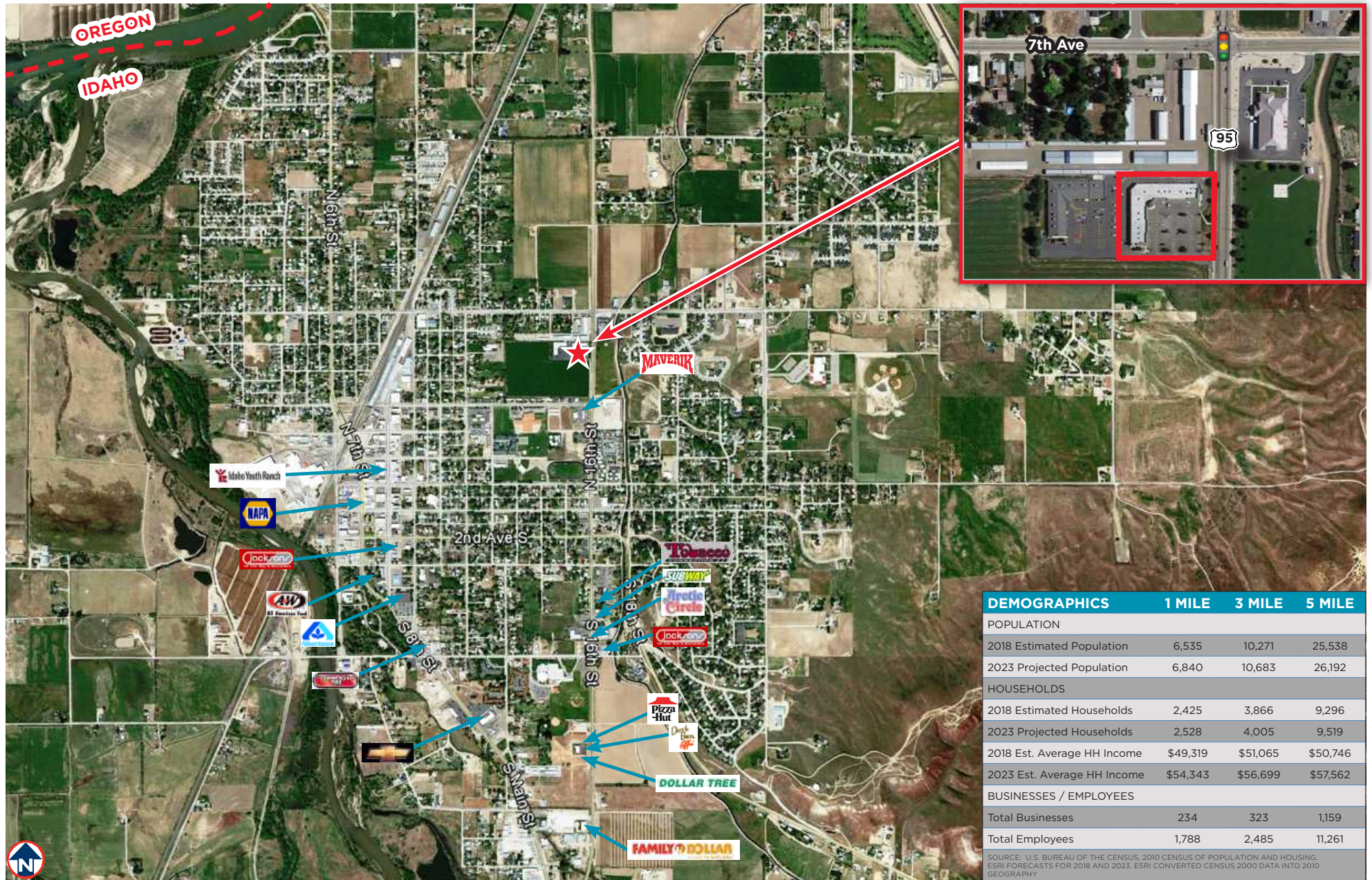
501 North 16th Street, Payette, Idaho 83661

TENANT NAME	SUITE	SF	PRORATA SHARE	LEASE		CURRENT RENT/MO	ANNUAL RENT	ANNUAL RENT PSF	SECURITY DEPOSIT
				START	EXPIRE				
Salsa Grill	100-101	1,250	#####	#####	#####	#####	#####	#####	#####
Salsa Grill	102-103	1,150							#####
owner storage		220				#####			
Treasure Valley Physical Therapy	104	1,600	#####	#####	#####	#####	#####	#####	#####
King Whilte Floral	105	900	#####	#####	#####	#####	#####	#####	#####
Payette Soil & Water	106	6,300	#####	#####	#####	#####	#####	#####	#####
VACANT	107	6,300	#####						
Payette Family Services	108	1,500	#####	#####	#####	#####	#####	#####	#####
Irene's Salon	109	1,500	#####	#####	#####	#####	#####	#####	#####
Payette Counseling & Psychiatric Services	110	1,500	#####	#####	#####	#####	#####	#####	#####
The Body Shop Fitness Center	111	2,700	#####	#####	#####	#####	#####	#####	#####
TOTAL SF GLA		18,770							
	% Leased	67.0%							
	% Vacant	33.0%							
Current, In Place Income						#####	#####		
Expenses:									
Landscaping, Parking lot							#####		
Repairs & Maintenance							#####		
Management Fee							#####		
Utilites							#####		
RE Taxes							#####		
Insurance							#####		
TOTAL EXPENSES							#####	#####	
Annualized NOI, actual						#####	#####		
Cap Rate						#####	#####		
In Place NOI						#####	#####		
Rent upon lease of vacant suite						#####	#####	#####	
Annualized NOI, proforma						#####	#####		
less vacancy allowance						7%	#####	#####	
Cap Rate						#####	#####		
Cap Rate						#####	#####		Cap Rate @ Purchase Price once fully leased Value @ fully leased

[PLEASE CLICK HERE TO DOWNLOAD, EXECUTE, AND RETURN CONFIDENTIALITY AGREEMENT TO RECEIVE RENT ROLL & FINANCIAL INFORMATION](#)

Hunter's Gate Plaza

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