



Queen Anne Style Office FOR SALE

216 W. State Street, Boise, ID 83702 | Building Size: 2,124 SF

SALE PRICE \$1,150,000

Intermountain Commercial Real Estate is pleased to bring to market for sale this historic Queen Anne style State Street property, constructed by the Rev. J.W. Weaver, and then sold to Judge Ralph Quarles, an Idaho Supreme Court Justice. The property was a residence for many years and has been converted to, and used as, office space for an accounting firm, and other firms, for the past several years.

- *Year Built: 1900 (Remodeled in 1954)*
- *Land Size: 0.25 acres (almost twice the size of a standard 0.14 acre city lot)*
- *Square Footage: 2,124 SF (1,080 SF on main level, 1,043 SF upstairs, plus basement storage)*
- *Sale Price: \$1,150,000*
- *DND existing clients (All short-term leases) - Please call listing agent for showings*



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The information has been obtained from sources believed reliable and, while we do not doubt its reliability, ICRE has not verified it and makes no guarantees, warranties or representations, expressed or implied, as to its accuracy. All interested parties should conduct their own independent investigation and rely on those results.



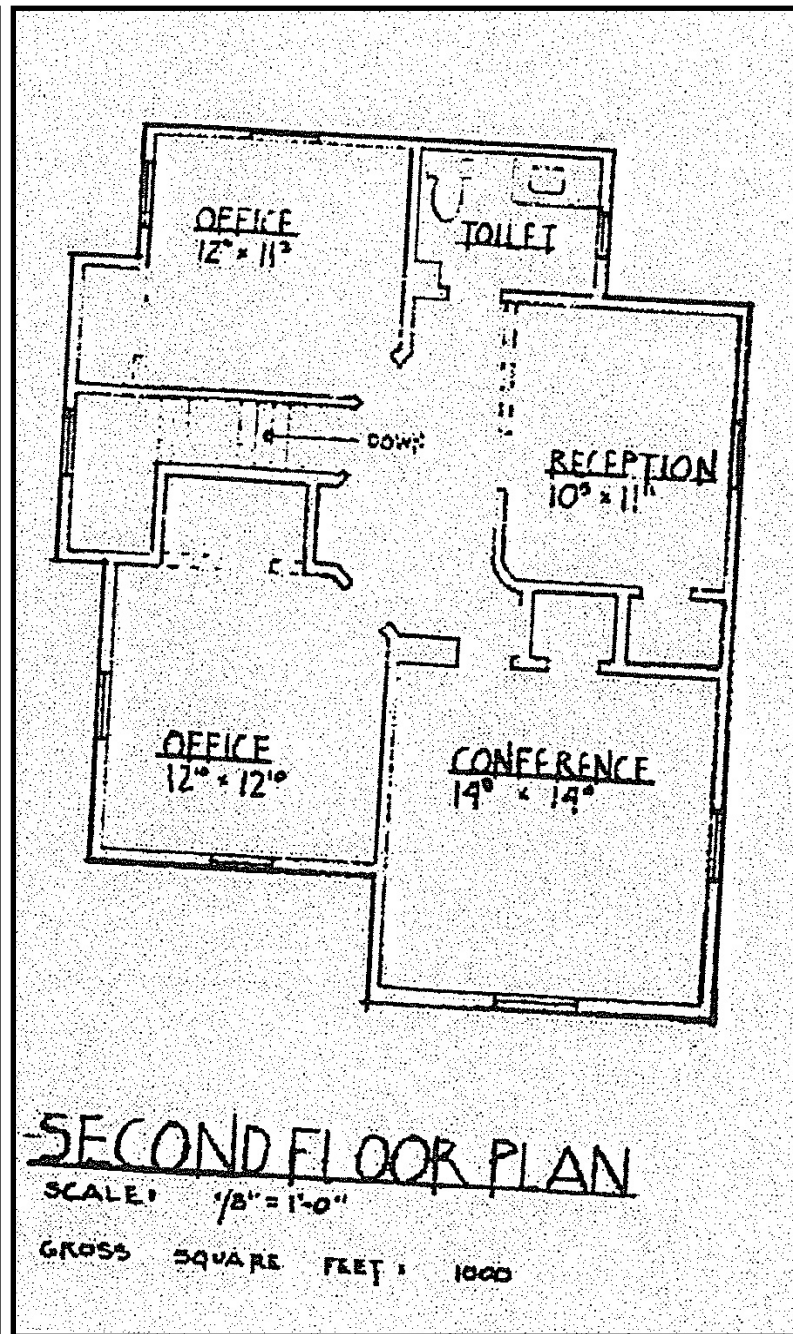
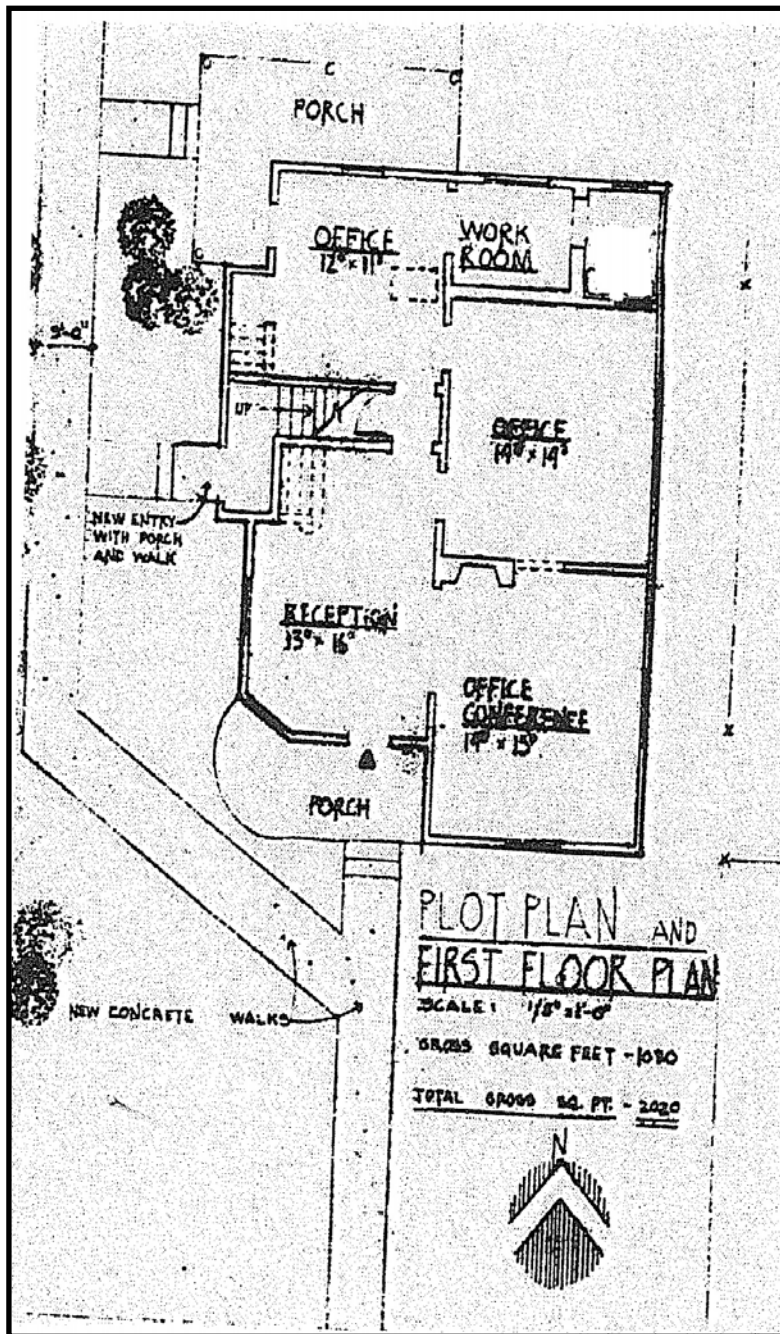
Property Highlights

- *Ideal Location! Just a few blocks from Downtown Boise, Saint Lukes Regional Medical Center, Idaho Elks Rehab Hospital, Fort Boise, The Idaho Capitol Building, and much more.*
- *Functional and usable layout.*
- *Ample, free parking (8 on-site parking spaces accessed via ally on north side of building, plus free 2-hour parking in front of building on both sides of State Street).*
- *R-3 Zoning allows for several different uses.*
- *Large Lot (0.25 acres) with existing building situated on the east side of the lot, provides ample property for potential expansion, ADU, etc. (Buyer to verify allowed uses with City of Boise).*



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216 W. State Street is NOT situated within any local historic districts, potentially making it easier for an owner to make modifications, additions, etc. Buyer to verify all information with the City of Boise.



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216 W. State Street is ideally situated within a few blocks of Downtown Boise, St. Luke's Regional Medical Center, Idaho Elks Rehabilitation Hospital, Fort Boise, Boise State University, Boise High School, the Boise River Greenbelt, Military Reserve and Camel's Back Park Trail Systems, and MUCH more.



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