

FOR SALE

MULTI-TENANT BUILDING

8680 N Wayne Drive | Hayden, ID 83835

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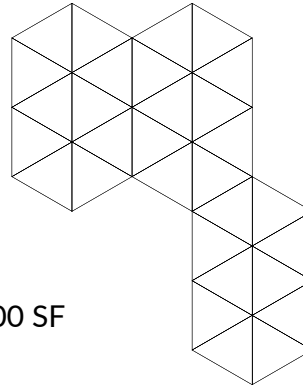
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OFFERING PRICE **\$2,269,000 (\$299.42 PSF)**

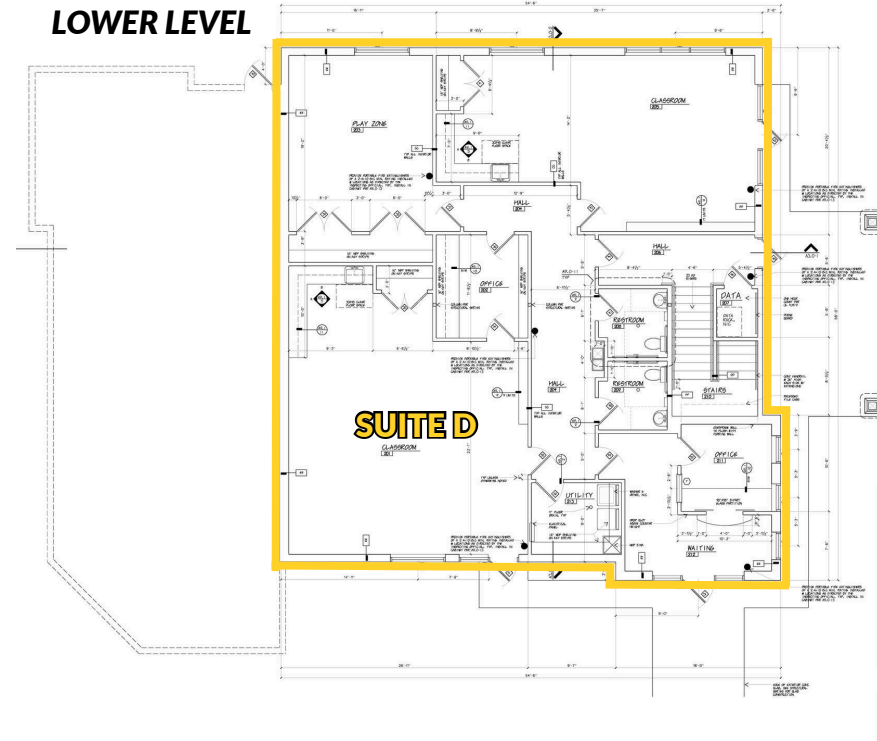
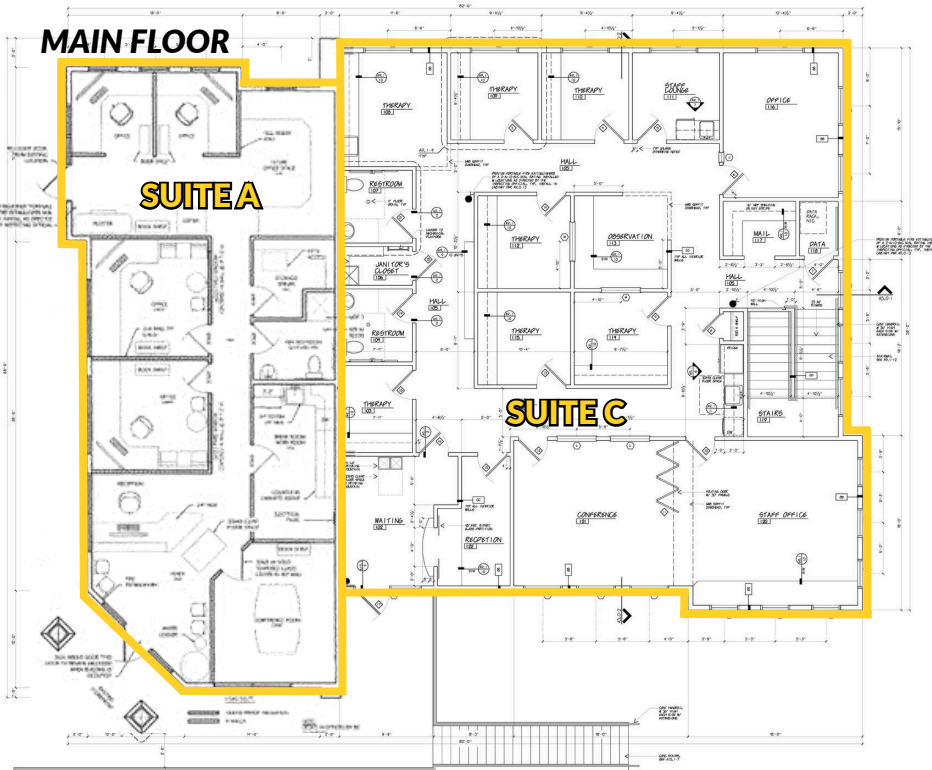
TOTAL BUILDING SIZE | ±7,578 SF
AVAILABLE SPACE | ±4,601 - ±7,578 SF
TOTAL LOT SIZE | ±31,585 SF (±0.7251 AC)
PARCEL NO | HK0410020040
AIN NO. | 310164
ZONING | Hayden - C Commercial
YEAR BUILT | 2011
PARKING | Approx. 5.25 spaces per 1,000 SF



- Multi-tenant office building
- Owner-user opportunity
- Central Hayden Location
- Surrounding area: office and medical office users
- Outdoor fenced grass area in back of building
- Building signage and monument signage available
- Building Formerly Occupied by: Inspired Child Preschool & Learning Center, Brave Connections Mental Health Therapy
- Building currently occupied by: Syringa Family Partnership LLC.

FLOOR PLAN

MULTI-TENANT BUILDING FOR SALE



BUILDING BREAKDOWN

SUITE A (Upper Level) | $\pm 1,624$ SF

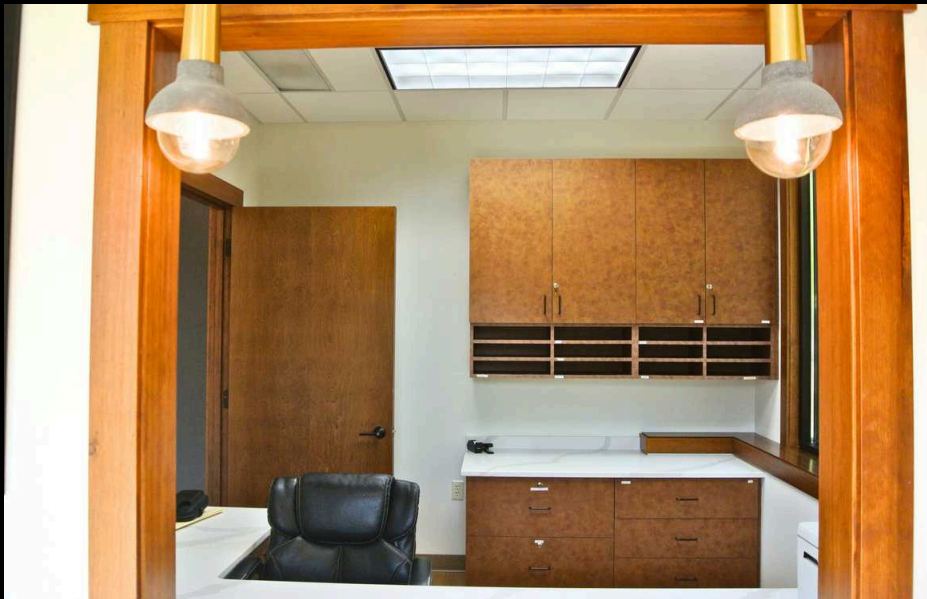
- 2 Offices
- Breakroom
- Conference Room
- Open Area
- Reception

SUITE C (Upper Level) | $\pm 2,977$ SF

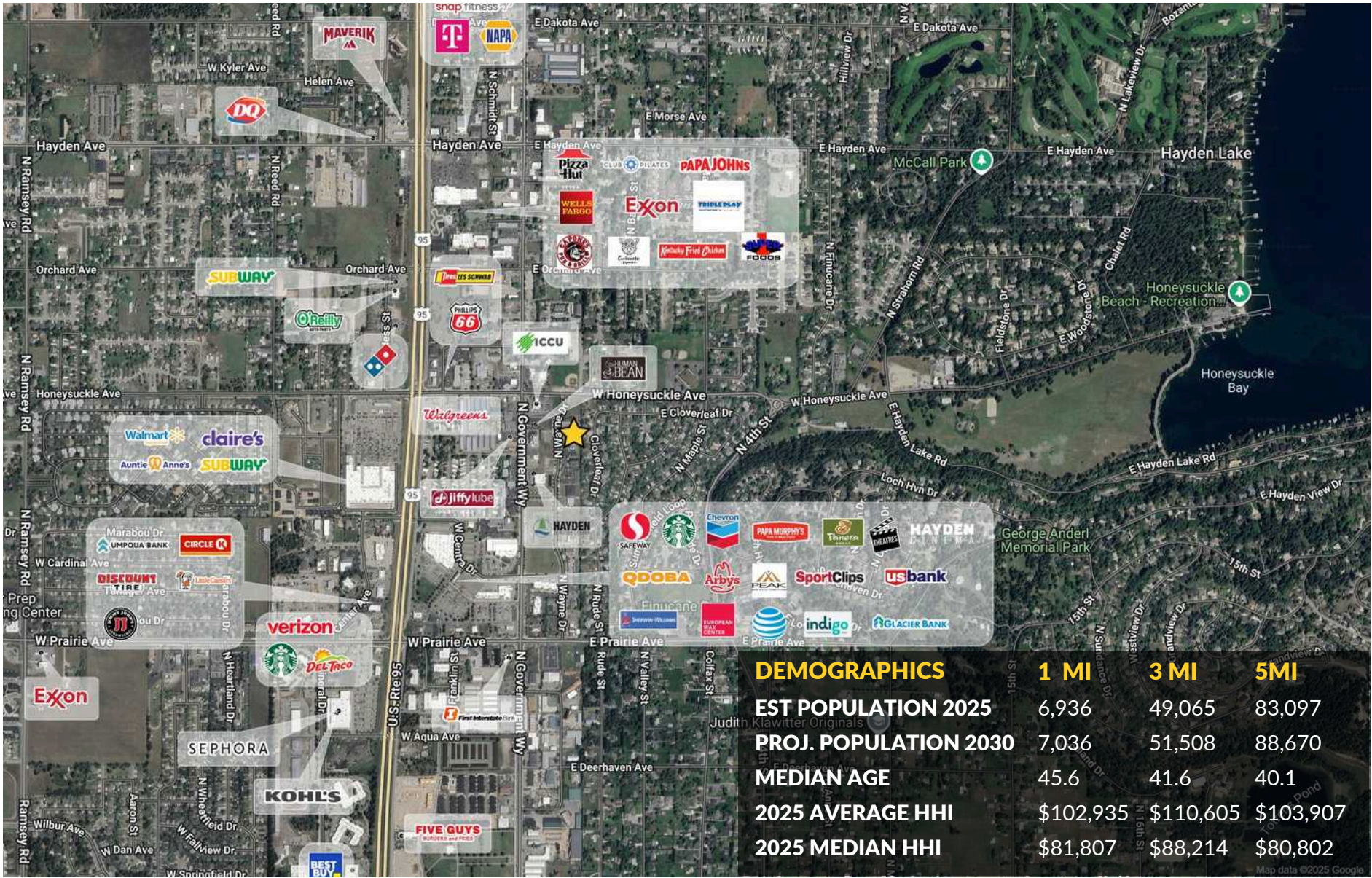
- 8 Offices
- Breakroom
- Conference Room
- 2 Restrooms
- Reception

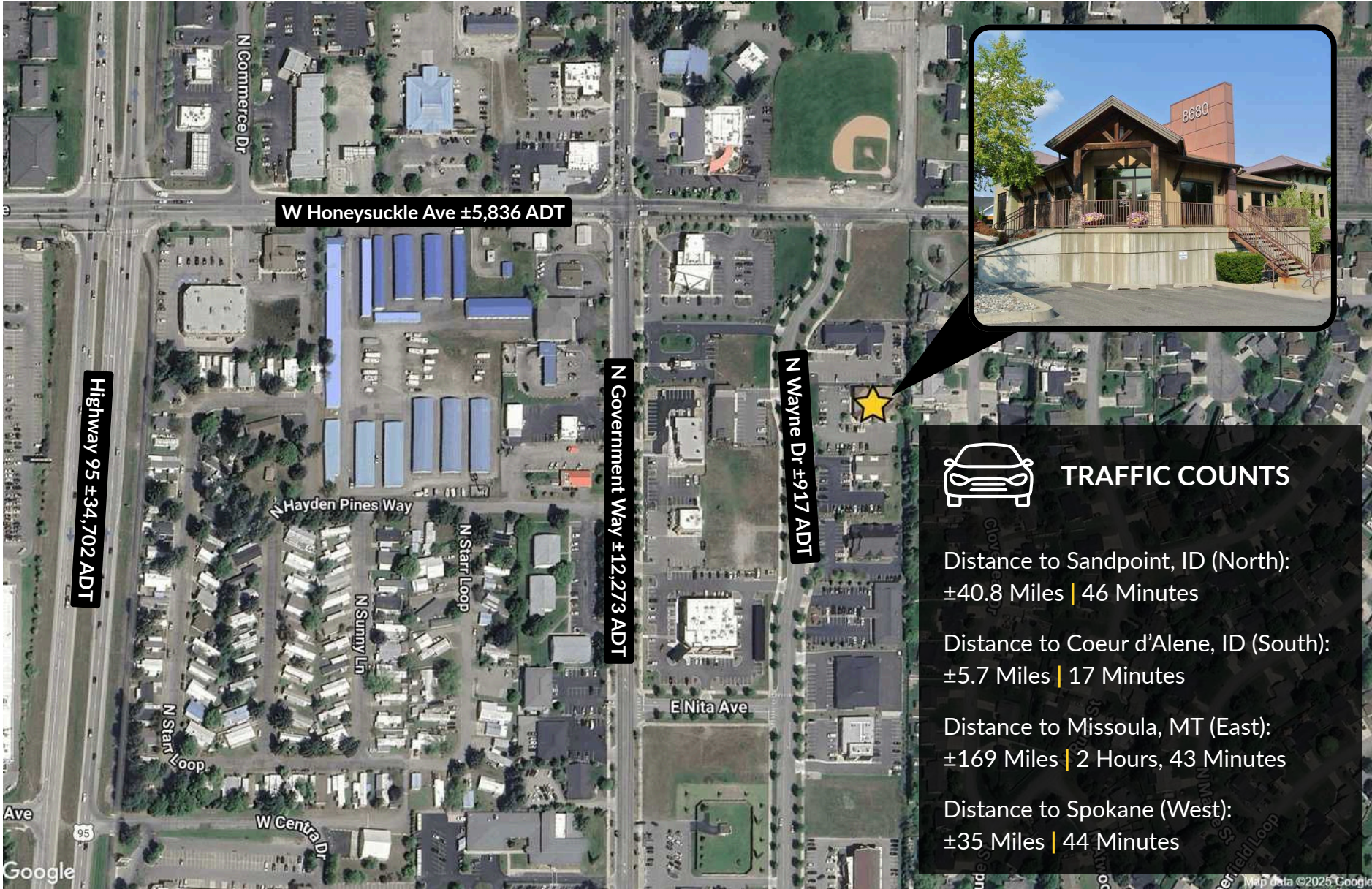
SUITE D (Lower Level) | $\pm 2,977$ SF

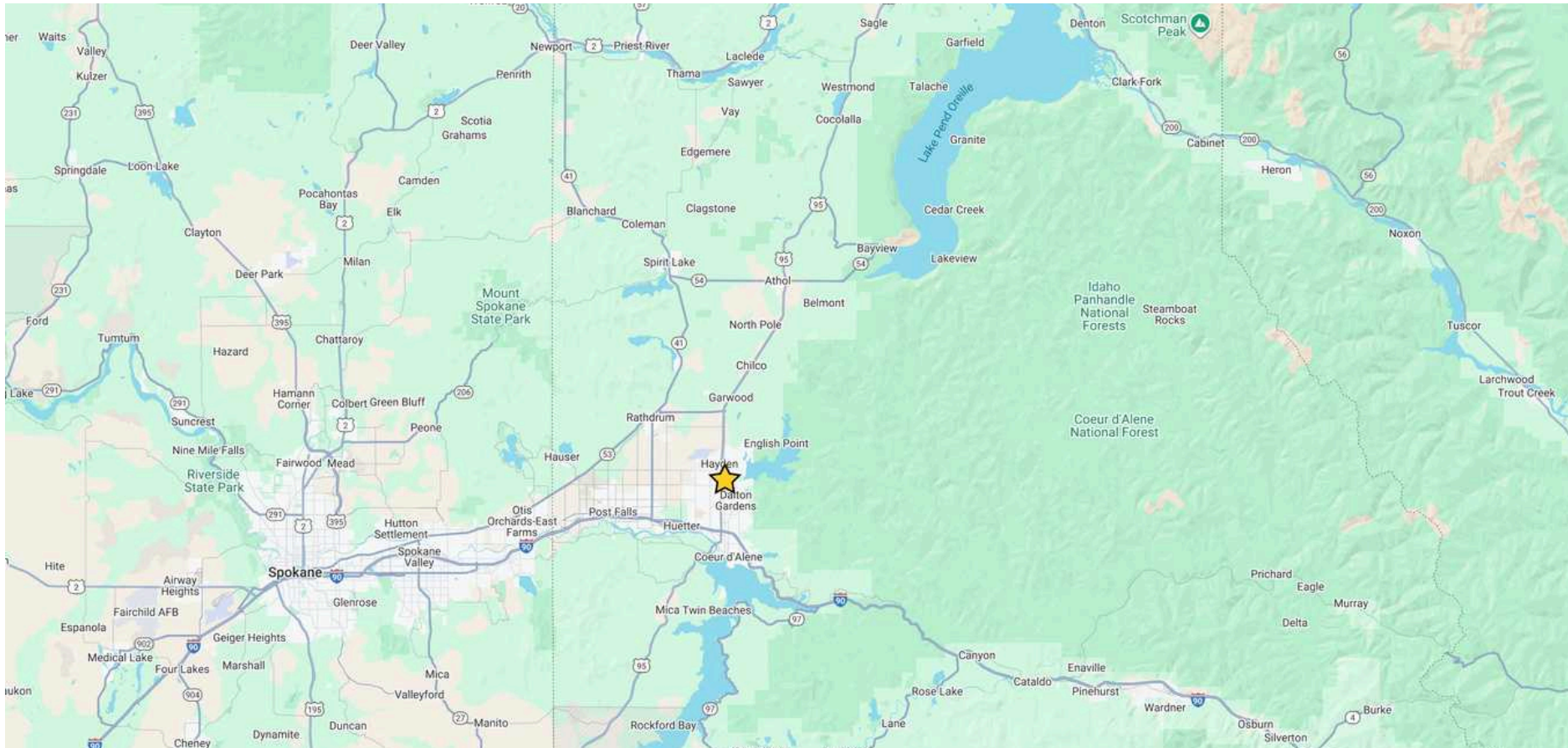
- 3 Large rooms
- 1 Office
- 2 Restrooms
- Washer/Dryer hookup
- Reception











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