

OFFICE INVESTMENT BUILDING FOR SALE

125 E. 50th St., Garden City, ID 83714



**LEE &
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES
LEE & ASSOCIATES IDAHO, LLC

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PROPERTY DETAILS

SALE PRICE \$1,620,000

CAP RATE 7.00%

BLDG. SIZE 6,806 SF

SITE AREA 0.274 AC

YEAR BUILT 2005

ZONING C-2

PARCEL R6532210020



EXECUTIVE SUMMARY

Lee and Associates is pleased to present a rare multi-tenant office investment opportunity in one of the Treasure Valley's most sought-after markets. The 6,806 SF building is anchored by MicroTech Systems, who will be entering into a new five-year lease beginning January 1, 2026, securing long-term stability for the property. The balance of the building features 12 executive office suites, with nine currently occupied, providing diversified income and strong occupancy momentum. Priced at \$1,620,000, the property offers an attractive blend of steady cash flow and future upside. This asset is well-suited for investors seeking reliable returns or an owner-user looking to occupy space while benefiting from existing tenancy.



PROFESSIONAL ENVIRONMENT FOR SMALL BUSINESSES

The shared setting fosters a collaborative, entrepreneurial atmosphere that is particularly well-suited for startups, small businesses, and professional services



FLEXIBLE OWNERSHIP OPPORTUNITY

Flexible options for either an investor or an owner-user, this asset provides versatility



CREDIBILITY THROUGH ANCHOR TENANT

Co-location with a well-established anchor tenant enhances both visibility and reputation, offering built-in credibility for new or growing businesses



PRIME LOCATION

Situated in one of the Treasure Valley's most sought-after submarkets, this property offers a highly desirable address



EXCELLENT CONNECTIVITY

The property has convenient access to major Boise and Garden City corridors, ensuring seamless commutes, client visits, and easy regional connectivity

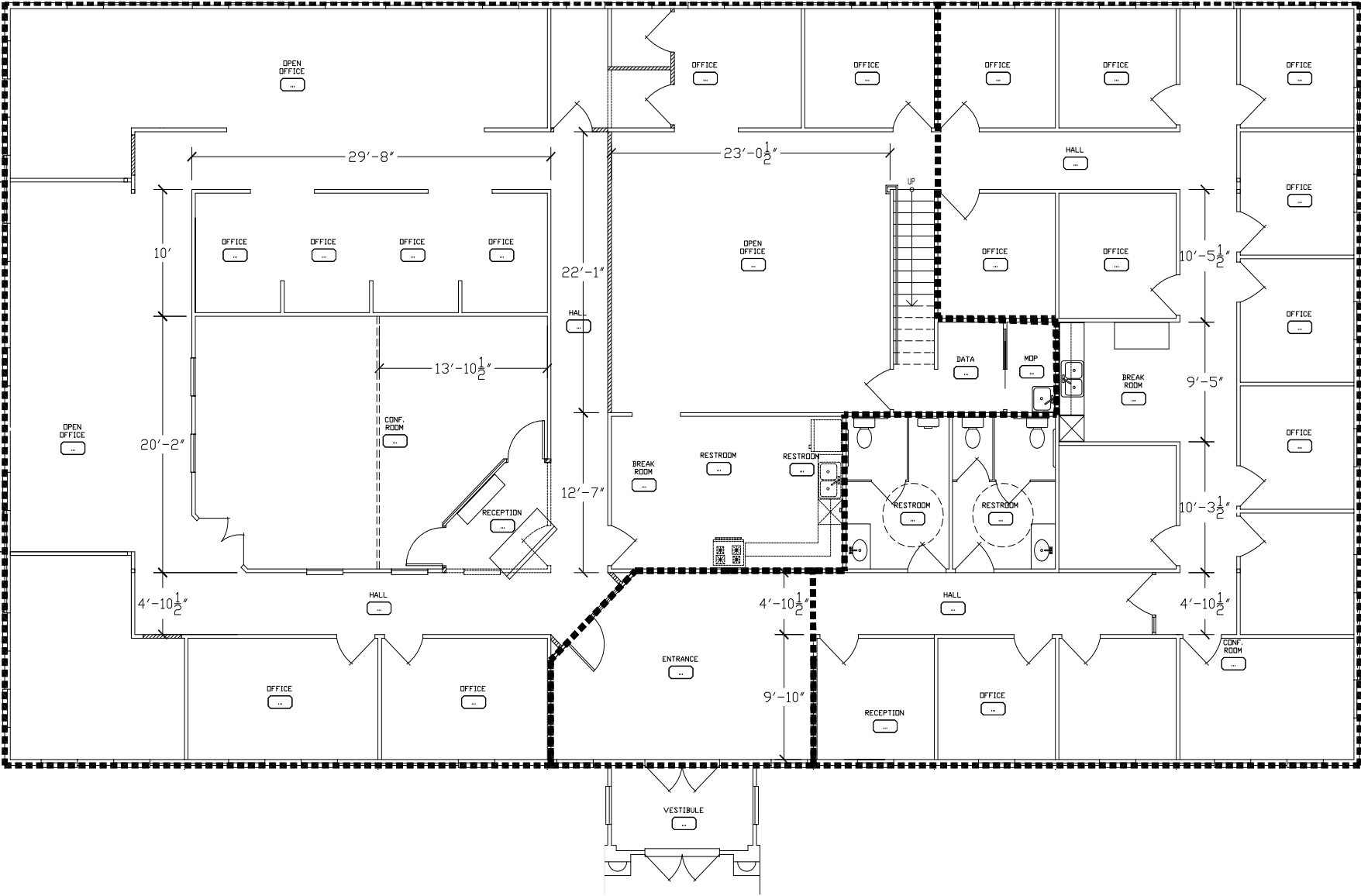


STEADY CASH FLOW & LONG-TERM STABILITY

With existing tenancy and attractive leasing potential, the property represents an opportunity for investors seeking reliable income and future growth



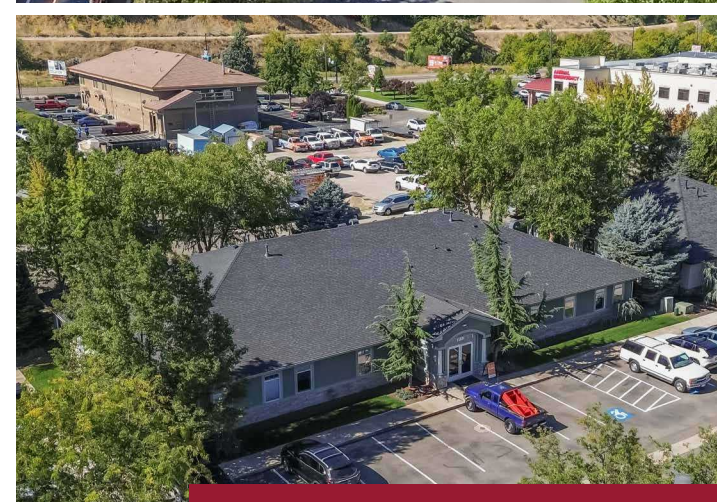
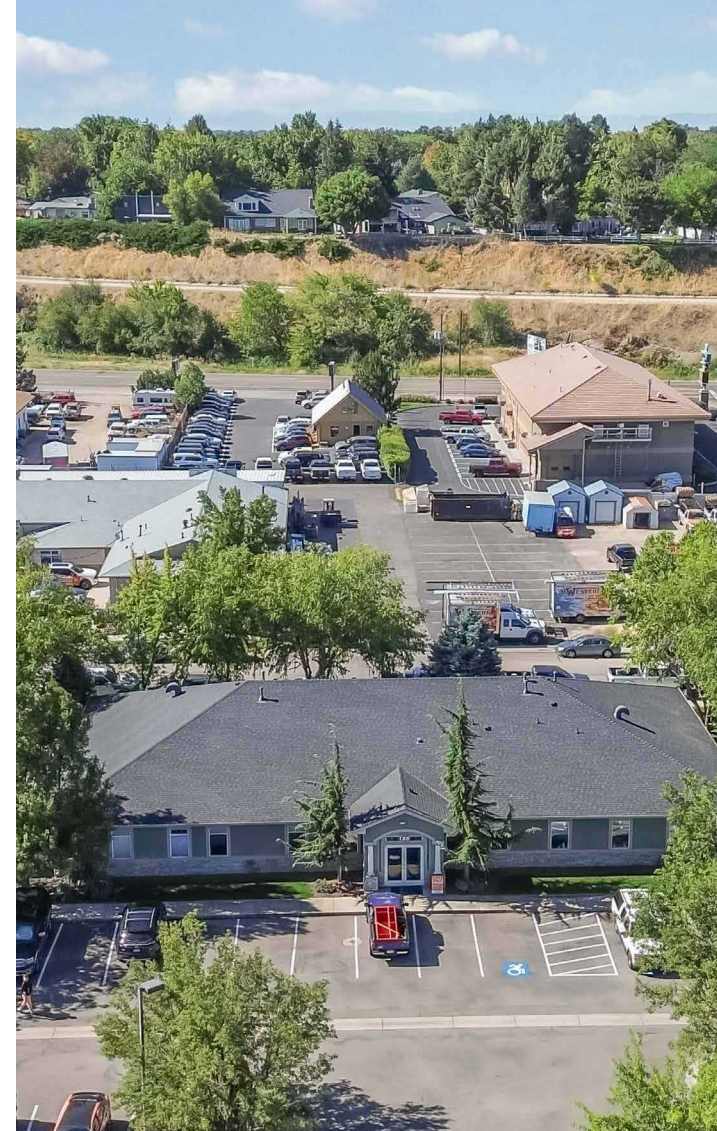
FLOOR PLAN



PRO FORMA FINANCIALS

Rental Income	\$113,470.00
Recoverable Expenses	\$ 33,425.35
TOTAL INCOME:	\$113,470.00
EXPENSES	
Insurance	\$2,842.00
Utilities	\$5,444.87
Maintenance minus Janitorial Mgt & Profession Fees	\$4,563.81
HOA	\$8,574.67
Property Taxes	\$12,000.00
Total Expenses:	\$33,425.35
NET OPERATING INCOME:	\$113,470.00
CAP RATE:	7.00%

*contact agent for current rental income.





DOWNTOWN BOISE
7 MIN. | 3.1 MI.



CHINDEN BLVD.



INTERSTATE - 2.2 MILES



BOISE AIRPORT - 7.1 MILES

NEARBY RETAILERS



PROXIMITY TO AMENITIES

Just minutes from convenient access to dining, shopping, and essential services



CONVENIENT TRAVEL

Only 12 minutes from the Boise Airport, providing easy access for business and personal travel



EXPANDING MARKET

The property is well-positioned to benefit from expanding economic opportunities, and infrastructure investments

POPULATION

	2-MILE	4-MILE	6-MILE
2025 Population	31,903	120,274	250,258

INCOME

	2-MILE	4-MILE	6-MILE
2025 Average Household Income	\$105,381	\$103,026	\$110,491

HOUSEHOLDS

	2-MILE	4-MILE	6-MILE
2025 Total Households	14,013	49,593	101,307

LABOR FORCE

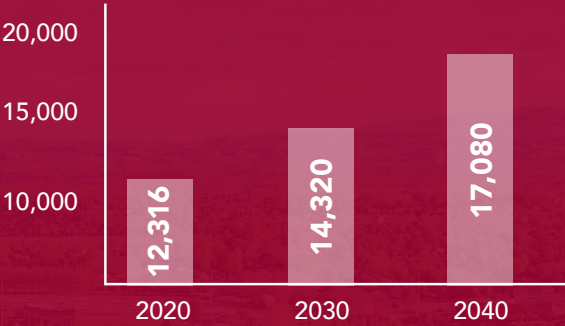
	2-MILE	4-MILE	6-MILE
Civilian Labor Force	16,371	62,217	130,370

KEY EMPLOYERS

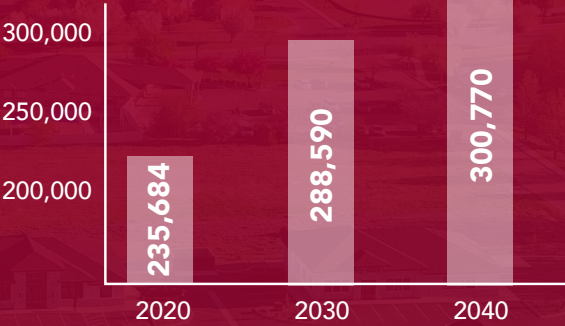
	# OF EMPLOYEES
West Ada School District	5,000+
St. Luke's Regional Medical Center	2,000+
Blue Cross of Idaho	1,500+
Walmart	1,500+
Scentsy Inc.	1,500+

GROWTH PROJECTION

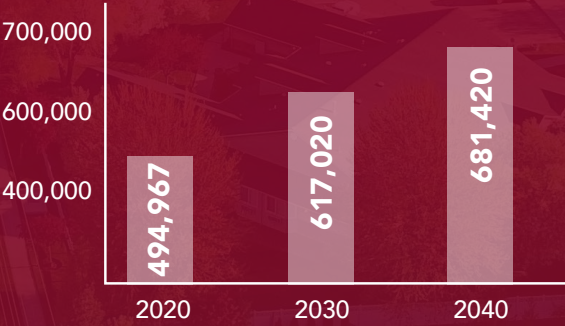
GARDEN CITY



BOISE



ADA COUNTY

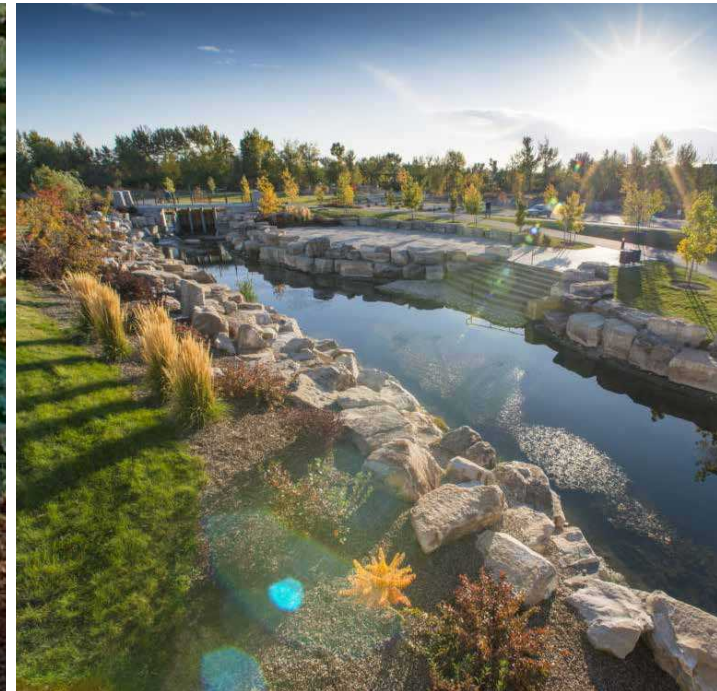


AREA OVERVIEW

GARDEN CITY, ID

Once an industrial hub, Garden City, Idaho has transformed into a thriving enclave of innovation, culture, and economic growth. Known for its vibrant arts scene, craft breweries, and riverfront developments, Garden City is quickly becoming one of the Treasure Valley's most sought-after destinations for business and lifestyle. The city's progressive zoning and revitalization efforts have paved the way for a surge in mixed-use and commercial real estate opportunities, making it a prime location for investors and developers. With its strategic location, growing population, and strong community identity, Garden City stands at the intersection of growth and opportunity.

With direct access to the Boise Greenbelt and a growing lineup of local businesses, Garden City offers a walkable, river-adjacent environment that attracts both residents and visitors. Its mix of light industrial, commercial, and creative spaces supports a diverse economy, while proximity to downtown Boise ensures strong regional connectivity, visibility.





FOR MORE INFORMATION, PLEASE CONTACT

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