



POLISH NAIL SPA

2408 S Broadway Avenue, Boise, ID 83706



OFFERING SUMMARY

SALE PRICE:	\$1,150,000
LOT SIZE:	0.852 Acres
BUILDING SIZE:	4,332 SF
RENOVATED:	2018
ZONING:	C-1D/DA

PROPERTY OVERVIEW

Established Spa/Salon Business and Real Estate in Boise.

Masterfully restored 1920's property.

Located on Broadway between I-84 and Boise Avenue surrounded by neighboring tenants: Shopko, Jack in the Box, Goodyear Tire, Pioneer Federal CU, O'Reilly's, Sonic & Skandinavian Designs.

Heavily trafficked arterial road: 38,000 vehicles per day

Potential Leaseback Opportunity.

PROPERTY HIGHLIGHTS

- Offer includes 2 bedroom 1 bathroom income property
- All Furniture, Fixtures & Equipment included
- Ample on-site Parking (20+ spaces)
- Quick and easy access to freeway and downtown Boise

KW COMMERCIAL
1065 S. Allante Place
Boise, ID 83709

CHRIS NOVAK
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O: 208.869.4713
cnovak14@yahoo.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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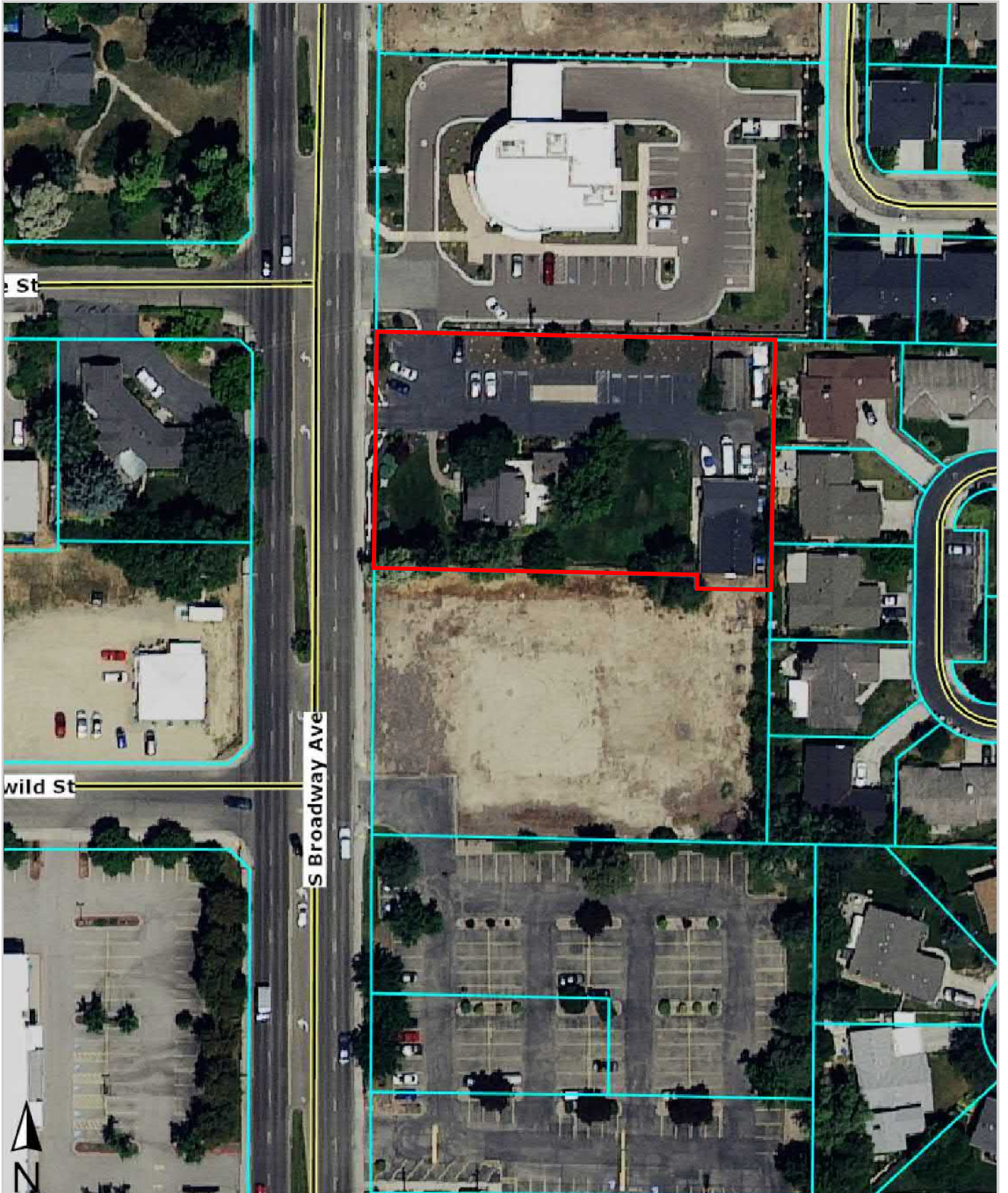


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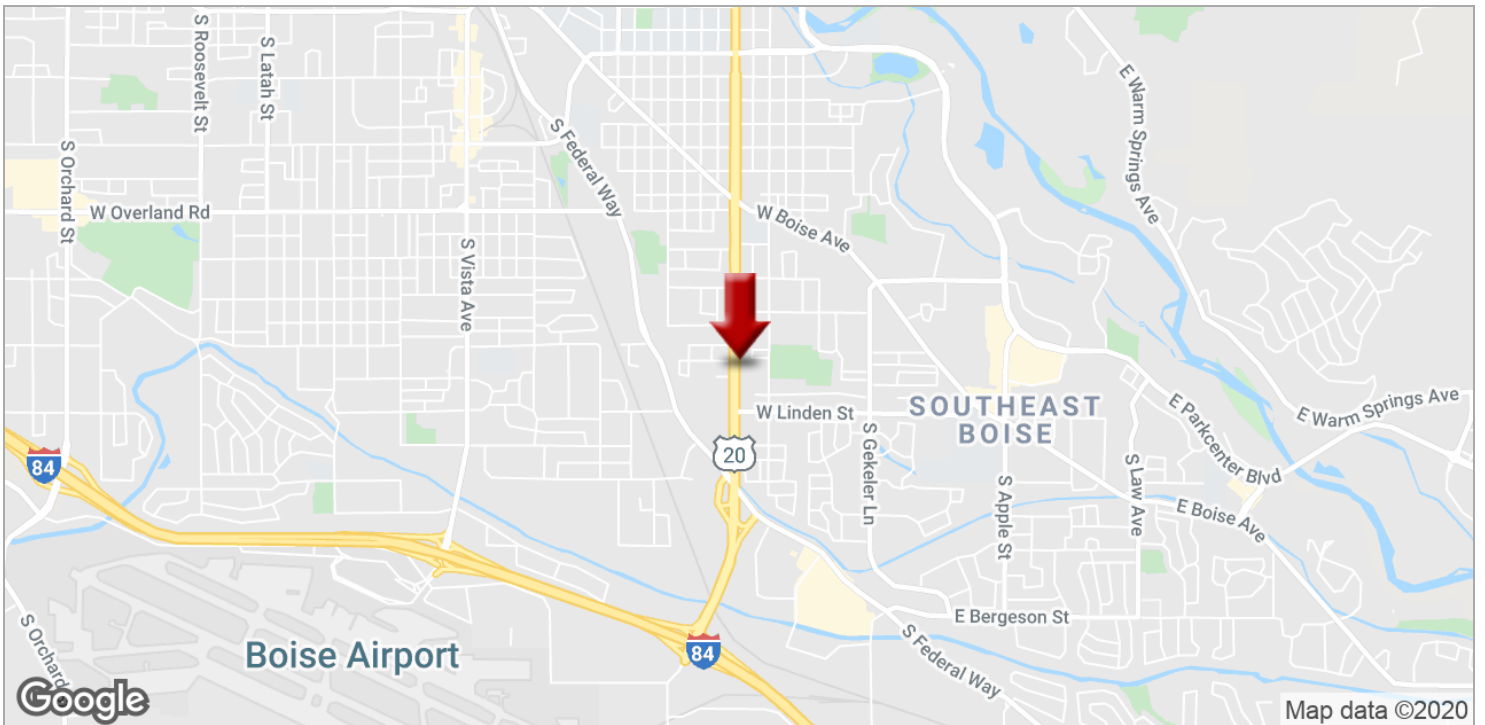
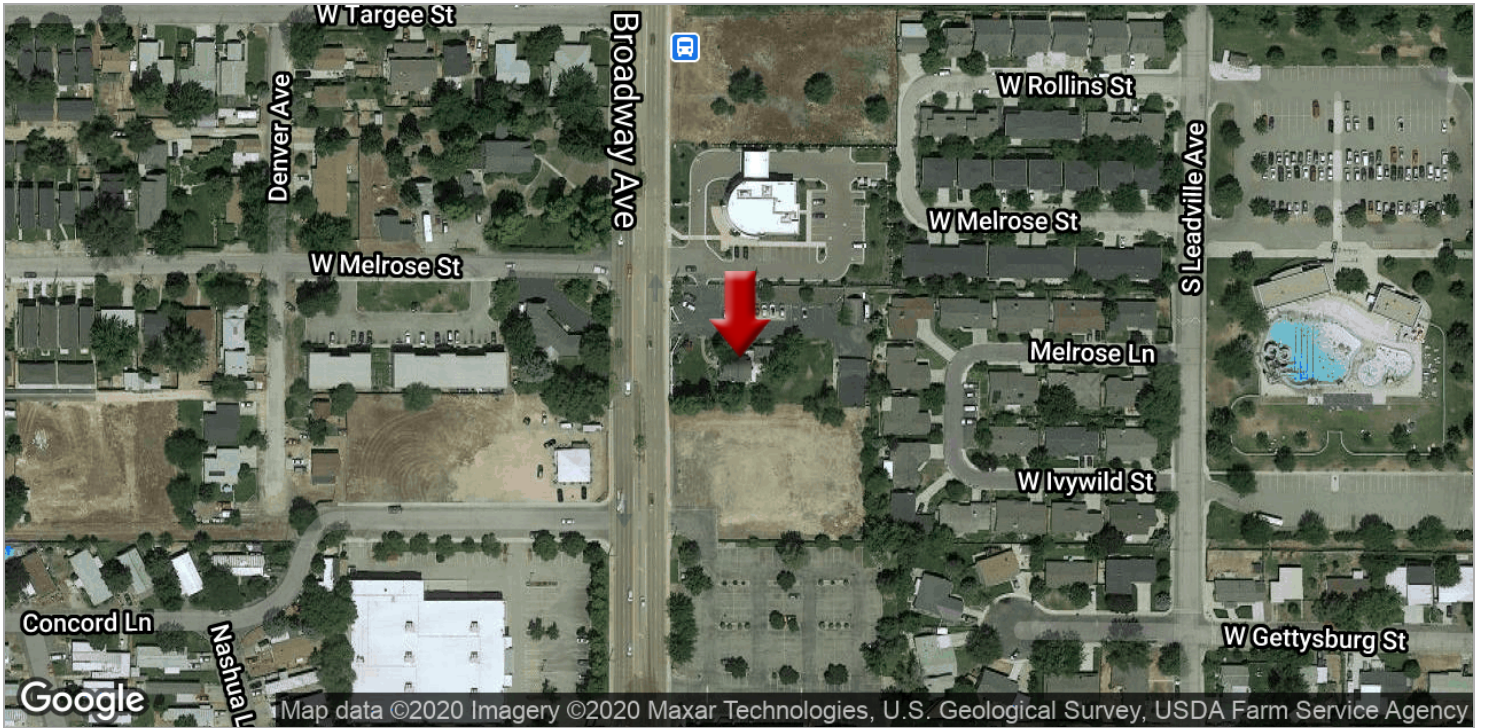


TitleOne
a title & escrow co.

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

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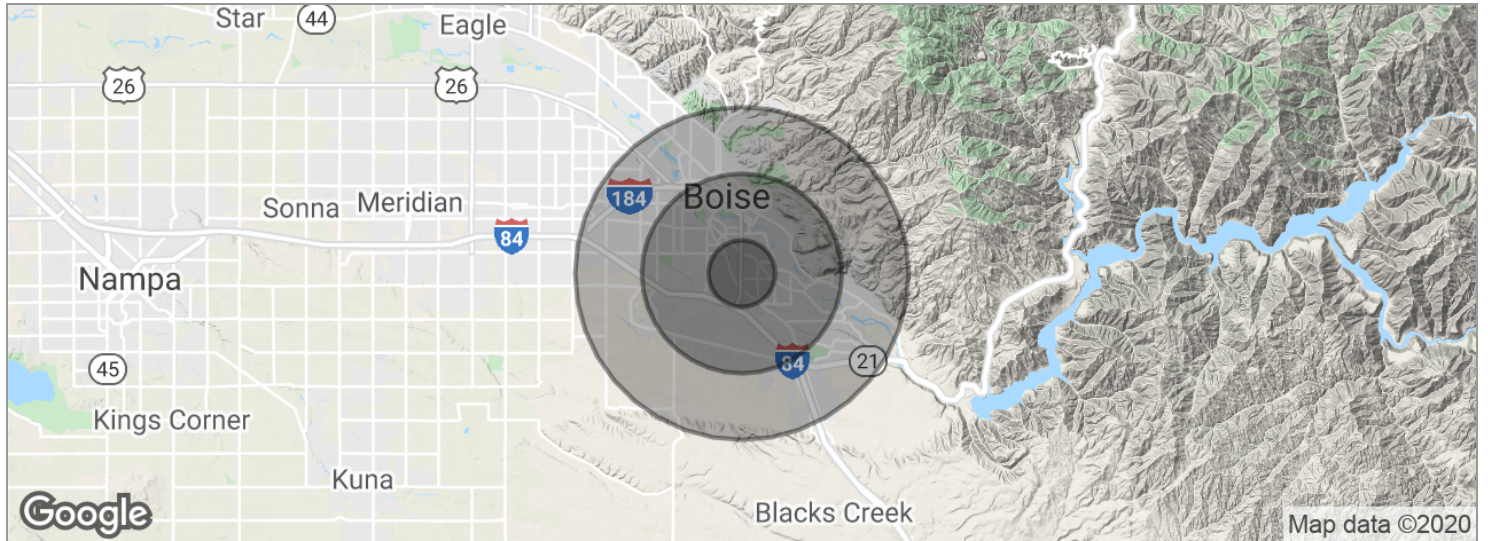
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	13,810	72,965	133,359
Median age	32.7	34.0	34.8
Median age (male)	31.9	33.3	34.0
Median age (Female)	33.4	34.8	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,951	32,862	59,665
# of persons per HH	2.3	2.2	2.2
Average HH income	\$58,840	\$63,260	\$64,129
Average house value	\$195,607	\$218,843	\$277,255

* Demographic data derived from 2010 US Census

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