

**LISTING DETAIL**



MLS # **98482502**  
 Status **New**  
 Type **Office**  
 Address **110 Rattlesnake**  
 Unit/Lot #  
 City **Mountain Home**  
 State **ID**  
 Zip **83647**  
 Area **Mtn Home-Elmore - 1500**  
 Class **Business/Commercial**  
 Asking Price **\$290,000**



**Right-Click Map for More Options**

**GENERAL**

# Acres	<b>0.27</b>	Original Price	<b>\$290,000</b>	Maintenance Exp	
# Units		Real Estate Included	<b>Yes</b>	Managers Name	
Days On Market	<b>2</b>	Lot Size Fron. Width (FT)	<b>126.5</b>	Managers Phone	
Cumulative DOM	<b>2</b>	Lot Size Length (FT)	<b>94</b>	Parking	<b>11 - 20 Spaces</b>
Land Size	<b>10000 SF - .49 Acre</b>	LIST CLASS	<b>Excl Right to Sell</b>		
Gas Available (Y/N)	<b>No</b>				
Gross Operating Income	<b>28,620</b>				
Fenced	<b>None</b>				
Net Operating Income	<b>20,566</b>				

**FEATURES**

AIR CONDITIONING	<b>Central Air</b>	TERMS	<b>Cash, Consider All, Conventional</b>	FLOOR CONSTRUCTION	<b>Wood</b>
CONSTRUCTION	<b>Frame</b>	WATER	<b>City Service</b>	STRUCTURE	<b>Lawn Sprinklers, Paved Outside Area, Paved Street, Lighting</b>
HEATING	<b>Forced Air</b>		<b>Utility Exp</b>		
POWER	<b>220 Volt</b>				
ROOF	<b>Composition Shingle</b>				
SEWER	<b>Yes Connected</b>				

**REMARKS**

Property Description **Frame-constructed medical and professional office building in very good condition. Well maintained and fully leased with two tenants occupying three separate spaces. Leases range from month to month to three years. Good exposure to traffic in the Traildust Square Subdivision. Cross parking and access. BTVA**

Directions **From I-84 take westerly-most exit to Sunset Strip. Continue 3.6 miles to Rattlesnake on left.**



NO IMAGE AVAILABLE

NO IMAGE AVAILABLE

NO IMAGE AVAILABLE

NO IMAGE AVAILABLE



**G. Joseph Corlett**  
 Voice: **(208) 890-1819**  
**MSA Realty, LLC - Main: (208) 336-1097**  
 1459 Tyrell Lane  
 Boise ID 83706  
 jcorlett@appraiseidaho.com  
 msarealty.com



This information is not guaranteed. EQUAL HOUSING OPPORTUNITY