

## OFFICE/WAREHOUSE FOR SALE

1887 HIGHLAND AVE. E.  
TWINFALLS, IDAHO 83301



### OFFERING SUMMARY

<b>SALE PRICE</b>	\$1,250,000
<b>CAP RATE:</b>	6.1%
<b>NOI:</b>	\$76,623
<b>BUILDING SIZE:</b>	17,072 SF
<b>YEAR BUILT:</b>	1974, 1998
<b>LOT SIZE:</b>	1.98 Acres
<b>ZONING:</b>	M-2

### PROPERTY OVERVIEW

Investment property is in M-2 Manufacturing heavy zone. There are 10 units with a 12' overhead doors, office and a bathroom in each unit. Unit sizes range from 1,000 +- SF to 2,250 +- SF. Tenants pay for utilities, Owner pays water, property tax & Insurance. Leases are month to month. 6.1% cap rate has 10% management fee calculated in. NOI increased by 14% with 2019 rent increases. Tours by appointment only.

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