

AVAIL. BY THE 15TH



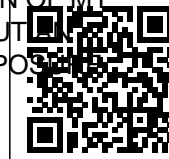
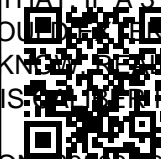
Location **Idaho**
<https://www.genclassifieds.com/x-715442-z>

LOCATED BETWEEN ORCHARD AND CURTIS ON CHINDEN BLVD, IT OFFERS INCREDIBLY HIGH EXPOSURE / ON ONE OF IDAHO'S BIGGEST TRAFFIC COUNTS.
 THIS WILL CUT YOUR ADVERTISING COSTS A "BUNCH" AND AMPLIFY WORD OF MOUTH REFERRALS!
 GREAT LOCATION. VERY EASY TO FIND FOR CUSTOMERS AND SUPPLIERS. OVER 6,500 SQ. FT. INSIDE BUILDING + STORAGE GARAGE + 1/4 ACRE PAVED & FENCED YARD.
 OFFICES: UP TO 4+ WITH A/C + BREAK ROOM / KITCHEN ... PLUS ...
 SHOWROOM OR RETAIL STORE OR, RECEPTION AREA/GENERAL OFFICE.
 WAREHOUSE HAS TWO OVERHEAD DOORS. (ELECTRIC OPENING)
 SHOP HAS TWO OVERHEAD DOORS (MANUALLY OPENING) (4 TOTAL).
 GOOD LIGHT MANUFACTURING SHOP. (LOTS OF 120V OUTLETS)
 PLUMBED FOR AIR COMPRESSOR THROUGHOUT.
 LOADING DOCKS & FENCED PAVED YARD
 2 RESTROOMS (ONE WITH SHOWER)
 CONVENIENCE STORE, CAR WASH AND CHEVRON GAS STATION NEXT DOOR WITH DIESEL FUEL & NON ETHANOL GASOLINE.
 LARGE LIGHTED SIGN IN FRONT. ROOF IS ONLY 4 YEARS OLD.

THIS IS A LEASE "ASSUMPTION" FOR THE NEXT 16 MONTHS. AFTER THAT, YOU WILL DEAL WITH THE PROPERTY OWNER DIRECTLY. (POSSIBLE PURCHASE OPTION).

OWNER HAS INDICATED TO ME THAT, IF A 3 YEAR LEASE (AFTER THE CONCLUSION OF MY 16 MONTH LEASE) WOULD BE THE BEST LEASE WITHOUT ANY OTHERS AS YOU CAN BOTH KNOW THE STATE OF THE BUILDING UP FRONT EXPOSURE AND COMMERCIAL PROPERTY FOR THIS. IF YOU ARE GETTING VERY HARD TO GET BY.

FLAT RATE MONTHLY OBLIGATION (\$3500.00 MONTH) "NO TRIPLE NET" !!!!!!!
 TENANT IS RESPONSIBLE FOR "ALL MAINTENANCE OF BUILDING AND PROPERTY BOTH INSIDE AND OUTSIDE AND ALL UTILITIES. (GAS HEAT). MODIFICATIONS ARE SUBJECT TO APPROVAL AND MUST COMPLY TO ALL CITY, COUNTY AND STATE CODES.
 FIRST MONTH + REPAIR / CLEANING DEPOSIT.
 PROOF OF INSURANCE REQUIRED BUSINESS & PERSONAL REFERENCES REQUIRE.



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(CURRENT TENANT - LEASE HOLDER)

DO NOT SEND OR REQUEST TEXT COMMUNICATIONS. PHONE ONLY PLEASE!

PROPERTY OWNER HAS GRANTED ME PERMISSION TO SUB LEASE TO A QUALIFIED BUSINESS / PERSON FOR DURATION OF MY LEASE WITH HIM TO HELP ME DOWNSIZE IN THE FACE OF INTERNATIONAL NEGATIVE MARKET TRENDS OF "MY OWN" INDUSTRY.

SHOP, LIGHT MANUFACTURING, WAREHOUSE, DISTRIBUTION, RETAIL, WHOLESALE,