

VACANT LAND & CELL TOWER

For Sale



MARK BOTTLES
REAL ESTATE SERVICES



Cell Tower Income Information

2015	\$ 9,373.28
2014	\$ 9,189.49
2013	\$ 9,009.30
2012	\$ 8,832.64
2011	\$ 8,659.46
2010	\$ 8,489.66
2009	\$ 8,323.20

(2% per year increases)

PROPERTY INFORMATION:

Address:	10143 S Federal Way Boise, Idaho 83716
Location:	Northeast side of the I-84 and Eisenman Rd interchange
Acres:	+/- 6.73
Zoning:	RP Rural Preservation Zone (Ada County Comprehensive Plan - Industrial)
Price:	\$ 366,448 (+/- 1.25/SF)

COMMENTS:

- Excellent Freeway location
- Easy on/off freeway access at exit #59
- Great price at \$1.25/SF **PLUS** the added bonus of cell tower income
- Utilities available to site

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