

PUBLIC AUCTION TERMS AND CONDITIONS

For: 4902 W. State Street, Boise, Idaho

**Bid Location: VIA ZOOM on September 19, 2022
Meeting ID: 715 1170 5354
Passcode: gD3waR**

- the minimum bid shall be not less than one hundred percent (100%) of the fair market value of the Subject Property, as determined by ACHD, \$660,000.00.
- the high bidder shall pay to ACHD 10 percent (10%) of the purchase price by cash or cashiers check drawn on a national or state of Idaho chartered bank, by 4:30pm on the day of the auction with the remainder due at closing, not more than 90 days after the day of the auction;
- upon receipt of full payment, ACHD will convey title to the Subject Property “as-is” without warranty of any kind, by Quitclaim Deed;
- View Property: You will be able to view the property On September 16, 2022 @ 11:00am
- Proof of Funds: Bidders must provide ACHD with proof of financial ability to pay full purchase price at closing. Acceptable proof of such financial ability shall be: (1) A letter from a financial institute clarifying bidders prequalification to place a bid at no less than the asking Minimum bid; or (2) A cash (or equivalent).
- ACHD reserves the right to reject any and all bids presented at the auction.

For more information contact Lorie Baird @ Lbaird@achdidaho.org or 208-387-6277

I hereby have read, understand and agree to the Terms and Conditions.

BY:

TODAY'S DATE

The Ada County Highway District (ACHD) is committed to compliance with Title VI of the Civil Rights Act of 1964 and related regulations and directives. ACHD assures that no person shall on the grounds of race, color, national origin, gender, disability or age, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any ACHD service, program or activity.

Improvements Description

Characteristics of the improvements are summarized as follows:

Improvement Characteristics

Property Type:	Single-user office
Property Subtype:	Medical or professional office
Occupancy Type:	Single-user
Tenancy:	Vacant
Number of Buildings:	1
Number of Stories:	1
Construction Class:	Class D per Marshall Valuation Service
Construction Quality/Design:	Average
Gross Building Area (GBA):	3,738 SF (as marketed on historical listing flyers)
Net Rentable Area (NRA):	3,738 SF

Ratios & Parking

Land-to-Building Ratio:	6.2:1 (Usable Land/GBA)
Floor Area Ratio (FAR):	0.16 (GBA/Usable Land)
Parking Spaces:	17 spaces (14-15 spaces if access easement area developed for benefit of north parcel)
Parking Ratio:	4.5 spaces per 1,000 sf of RBA

Age / Life

Year Built:	2003
Year Renovated:	n/a; The building has been reasonably well-maintained with no notable deferred maintenance observed.
Condition:	Average
Actual Age:	19 years
Effective Age:	Estimated at 15 years
Typical Building Life:	50 years
Remaining Economic Life:	35 years

Structural Characteristics

Foundation:	Concrete
Building Frame:	Wood frame
Exterior Walls:	Stucco
Roof Type / Material:	Wood truss, metal roof cover

Interior Characteristics

Build-out:	The building could accommodate a variety of professional and medical office uses. The building includes a lobby/reception area, numerous offices or exam rooms, break room, file room, and two restrooms. Only one exam room has a sink.
Finish Quality:	Average
Floors:	Commercial grade carpet, sheet vinyl, and vinyl tile
Walls:	Textured and painted gypsum board
Ceiling:	Textured and painted gypsum board
Ceiling Height:	Approximately 9-10 feet
Lighting:	Fluorescent and incandescent
Restrooms:	Two restrooms of average quality with two fixtures in each
Other:	n/a

Mechanical Systems

Electrical:	3-phase electric service.; assumed adequate
Plumbing:	Typical system and fixtures; assumed adequate
Heating/Air Conditioning:	Forced air HVAC
Fire Protection/Sprinklers:	None
Number of Elevators:	n/a

Site Improvements

Site Improvements:	Asphalt paved parking, concrete sidewalks and concrete curbing, parking lot lighting, and trash enclosure
Landscaping:	Sprinkler irrigated landscaping

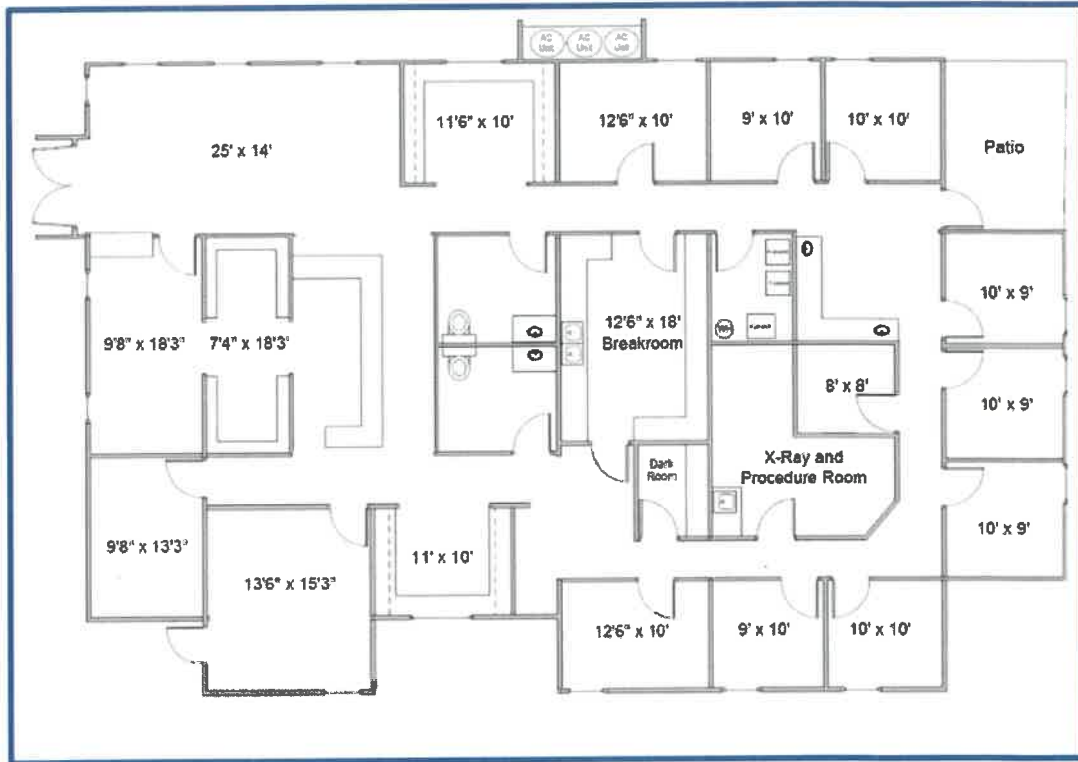
Legal, Conforming Status

Legally Permitted Use:	Yes
Conforms to Parking:	Yes, the subject meets parking requirements

Improvements Rating

Quality/Design:	Average
Age/Condition:	Average
Functional Utility:	Average
Deferred Maintenance:	None noted
Overall Rating:	Average

FLOOR PLAN



Aerial and Front Views

AERIAL VIEW



FRONT VIEW



Subject Photographs



Building front



Building rear



Exported on: 8/2/2021
Drone Imagery
Scale: 1 inch = 80 feet at 8.5x11

Map is intended as a visual reference

4902 W State St - Remnant Parcel 10
Total Area: 23,342 SF, 0.536 ac ±
Site Map



Subject Photographs



Building front and parking lot



Parking lot



Building rear



Lobby/reception



Typical office/exam room



Typical office/exam room



Typical office/exam room



Exam room with sink



Typical restroom



File room



W. State St., viewing east, subject on left



W. State St., viewing west, subject on right