

\$1,500,000 - 991 S Allante Pl, Boise

MLS® #98963296

\$1,500,000

Bedroom, Bathroom, 3,000 sqft
Commercial Sale on 0.30 Acres

N/A, Boise, ID

This fully renovated, 3,000 SF Class B office asset in Southwest Boise offers investors a high-yield, turnkey opportunity. Leased 100% to a performing tenant, this stabilized asset delivers a 6.47% cap rate on day one with \$97,038.72 in net operating income. The building blends designer-grade interior upgrades with functional layout flexibility, making it ideal for long-term value preservation and future versatility. Located minutes from the freeway, retail, and high-growth residential neighborhoods, the property benefits from Boise's rapid expansion, attractive demographics, and business-friendly zoning. Ideal for 1031 investors, yield-focused buyers, or boutique firms looking for a future headquarters, this asset is positioned for immediate return and sustained upside.

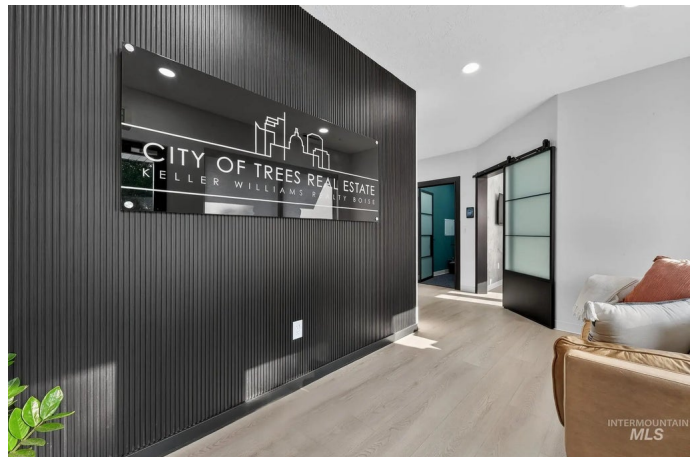
Built in 2005

Essential Information

MLS® #	98963296
Price Per SQFT	\$500
Square Footage	3,000
Acres	0.30
Year Built	2005
Type	Commercial Sale
Status	Active

Community Information

Address 991 S Allante Pl



Area	Boise South - 0500
Subdivision	N/A
City	Boise
County	Ada
State	ID
Zip Code	83709

Amenities

Utilities	Sewer Connected
Parking Spaces	18
Parking	11 - 20 Spaces
Golf Course	N
Virtual Tour	https://my.matterport.com/show/?m=GjSVeEnNaq5

Interior

Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	10000 SF - .49 Acre
Roof	Tile

Additional Information

Date Listed	September 30th, 2025
Days on Market	6
Zoning	C-3D/DA
Property Taxes	\$6,186
Office	Keller Williams Realty Boise
Contact Info	broker@kwboise.com

Listing Details

Listing Office	Keller Williams Realty Boise
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Listing information last updated on November 3rd, 2025 at 7:18am MST