

2ND AVE COMMERCIAL FLEX PROPERTIES

FOR SALE AND FOR LEASE | 727 2ND AVE S, TWIN FALLS



TOTAL SALE PRICE **\$873,180**

GRAYSON STONE
208.948.0808
grayson@tokcommercial.com

JOSH WEINSTEIN
208.927.3456
joshw@tokcommercial.com

Excellent location directly off commercial corridors, 2nd Avenue & Minidoka Ave, near Blue Lakes Boulevard.

Multiple access points for easy loading and distribution.

Building A has three bay doors and commercial frontage with great visibility.

Building B has two, conveniently located, dock doors and office space with a bathroom.

Large parcel with ample parking.

BUILDING A SIZE	3,336 SF
LEASE RATE	\$0.70 SF/mo
EST NNN	\$447.29/mo
OVERHEAD DOORS	3 CAT5 Cables
POWER	220 Volt, 3-Phase

BUILDING B SIZE	3,132 SF
LEASE RATE	\$0.70 SF/mo
EST NNN	\$407.71/mo
DOCK DOORS	2
POWER	220 Volt

AVAILABLE:	Immediately
LEASE TYPE:	NNN
ZONING:	CC, Central City

CONTACT

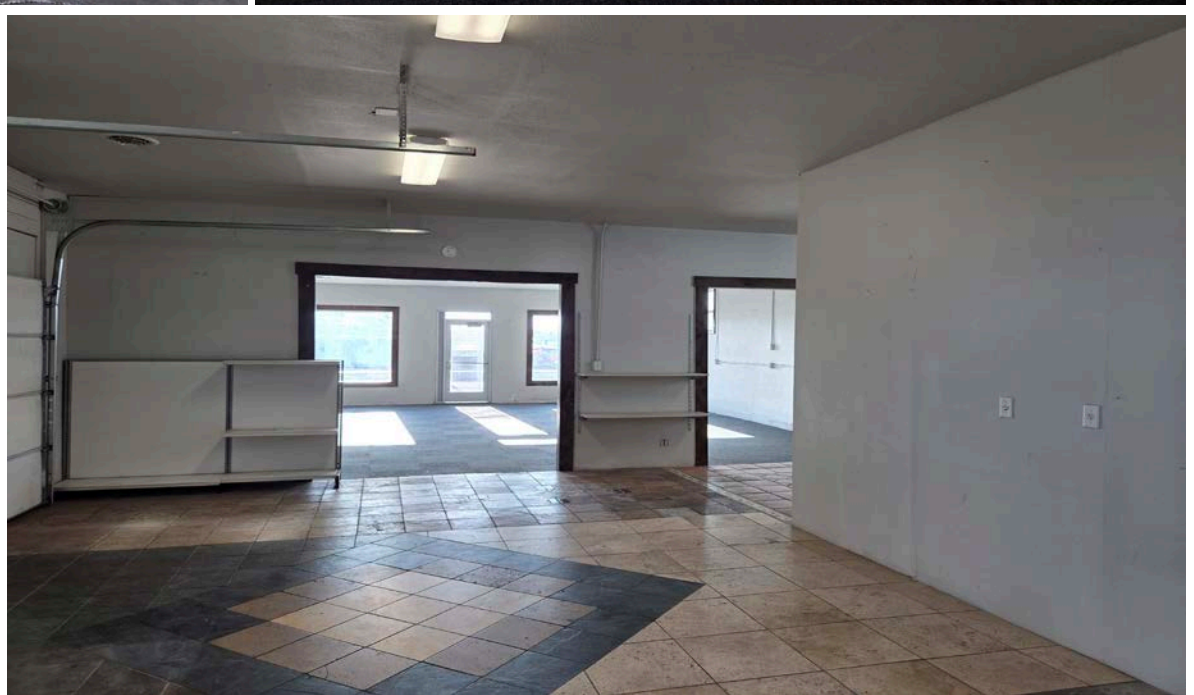
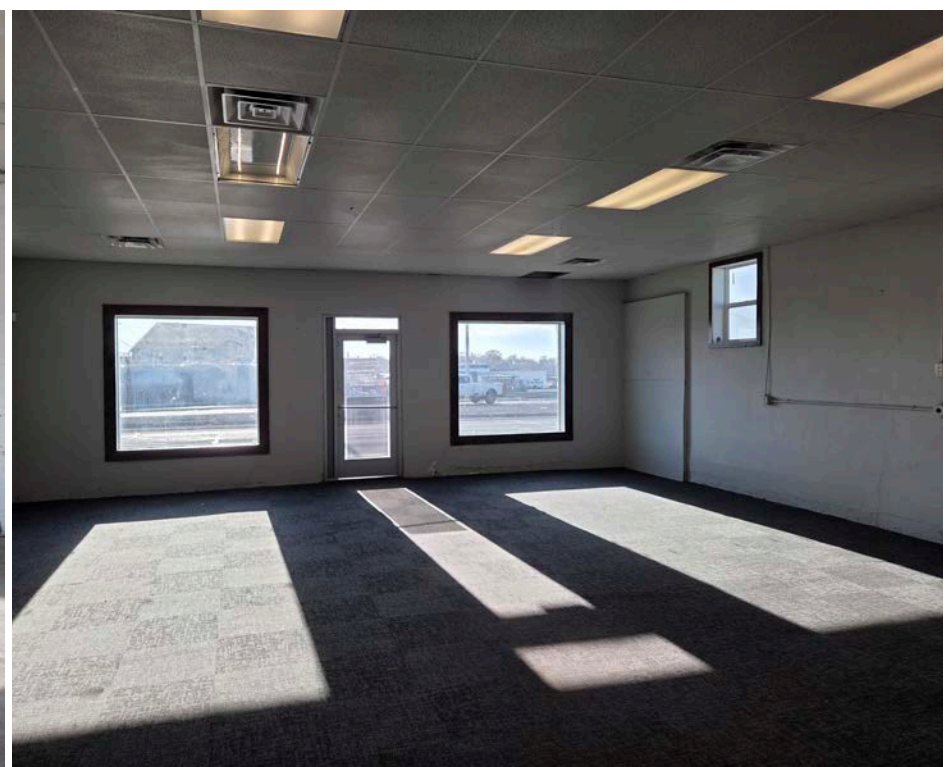
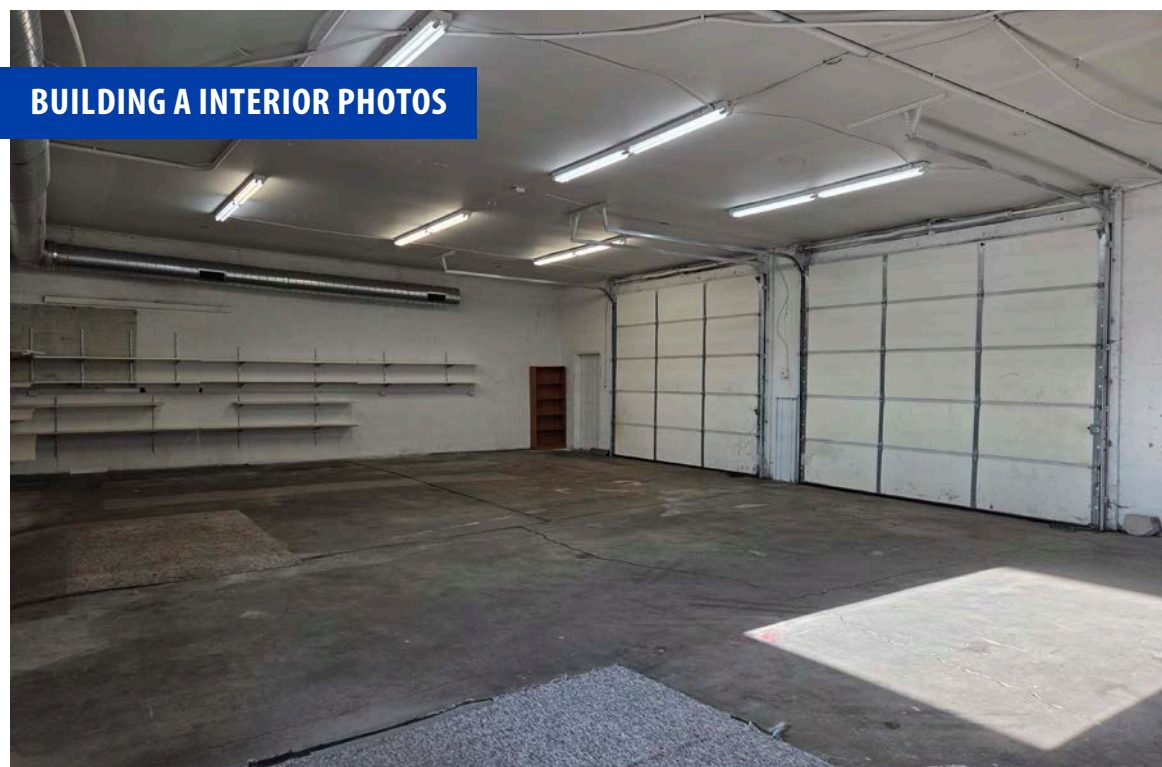
HIGHLIGHTS

DETAILS

UPDATED: 6.29.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK MAGIC VALLEY IDAHO LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

BUILDING A INTERIOR PHOTOS



UPDATED: 6.29.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK MAGIC VALLEY IDAHO LLC DBA TOK COMMERCIAL. This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

BUILDING B INTERIOR PHOTOS

TOK
COMMERCIAL





UPDATED: 6.29.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK MAGIC VALLEY IDAHO LLC DBA TOK COMMERCIAL.
This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

2ND AVENUE E

COMMERCIAL AVE

MAIN AVENUE S

2ND AVE S

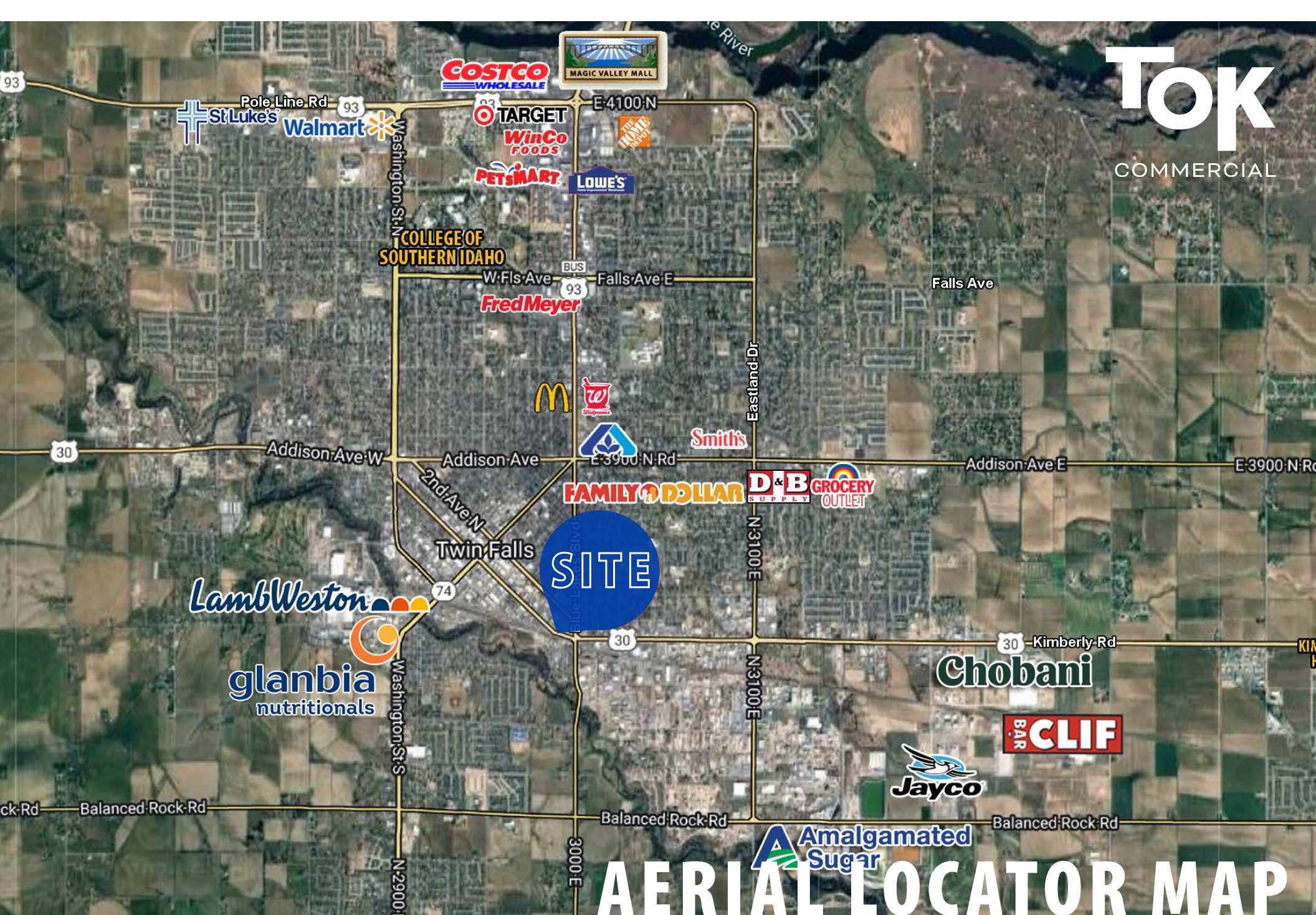
SITE

BLUE LAKES BLVD

NEVADA STREET E

MINIDOKA AVENUE

TRAFFIC COUNTS
2ND AVENUE S: 5,978 VPD
2ND AVE/MINIDOKA/NEVADA INTERSECTION: 8,618 VPD



SITE

AERIAL LOCATOR MAP



UPDATED: 6.29.2026

THIS PROPERTY IS EXCLUSIVELY MARKETED BY TOK MAGIC VALLEY IDAHO LLC DBA TOK COMMERCIAL