

NORTHGATE MILE PROPERTIES FOR LEASE



VENTURE ONE
PROPERTIES
COMMERCIAL REAL ESTATE

Shane Murphy

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434 Gladstone St.
P.O. Box 2363
Idaho Falls, ID 83403

Property Overview

510 & 540 N Emerson Ave

PROPERTY #1

BUILDING & PARKING LOT

BUILDING

Show Room/Offices - 4,526 SF

Shop - 2,074 SF

Mezzanine - 1,413 SF

TOTAL SF - 8,013 SF

Previously was used as a car dealership. Built in 2000.

PARKING LOT

20 Parking Spaces

LEASING PRICE:

CALL AGENT

409 Emerson Ave

PROPERTY #2

"CHOP SHOP" & PARKING LOT

"CHOP SHOP" / BUILDING

Shop features 2,160 SF. Previously used as a detail shop. Could now be utilized as an automotive service center, industrial shop or warehouse. Has 4 overhead doors & mezzanine. Built in 2008.

PARKING LOT

Features 15 parking spaces.

LEASING PRICE:

CALL AGENT

310 Garfield St

PROPERTY #3

CAR DEALERSHIP & PARKING LOT

USED CAR LOT/BUILDING

Building is 960 SF. Was previously utilized as a used car sales office/ dealership.

PARKING LOT

100 Parking Stalls

LEASING PRICE:

CALL AGENT



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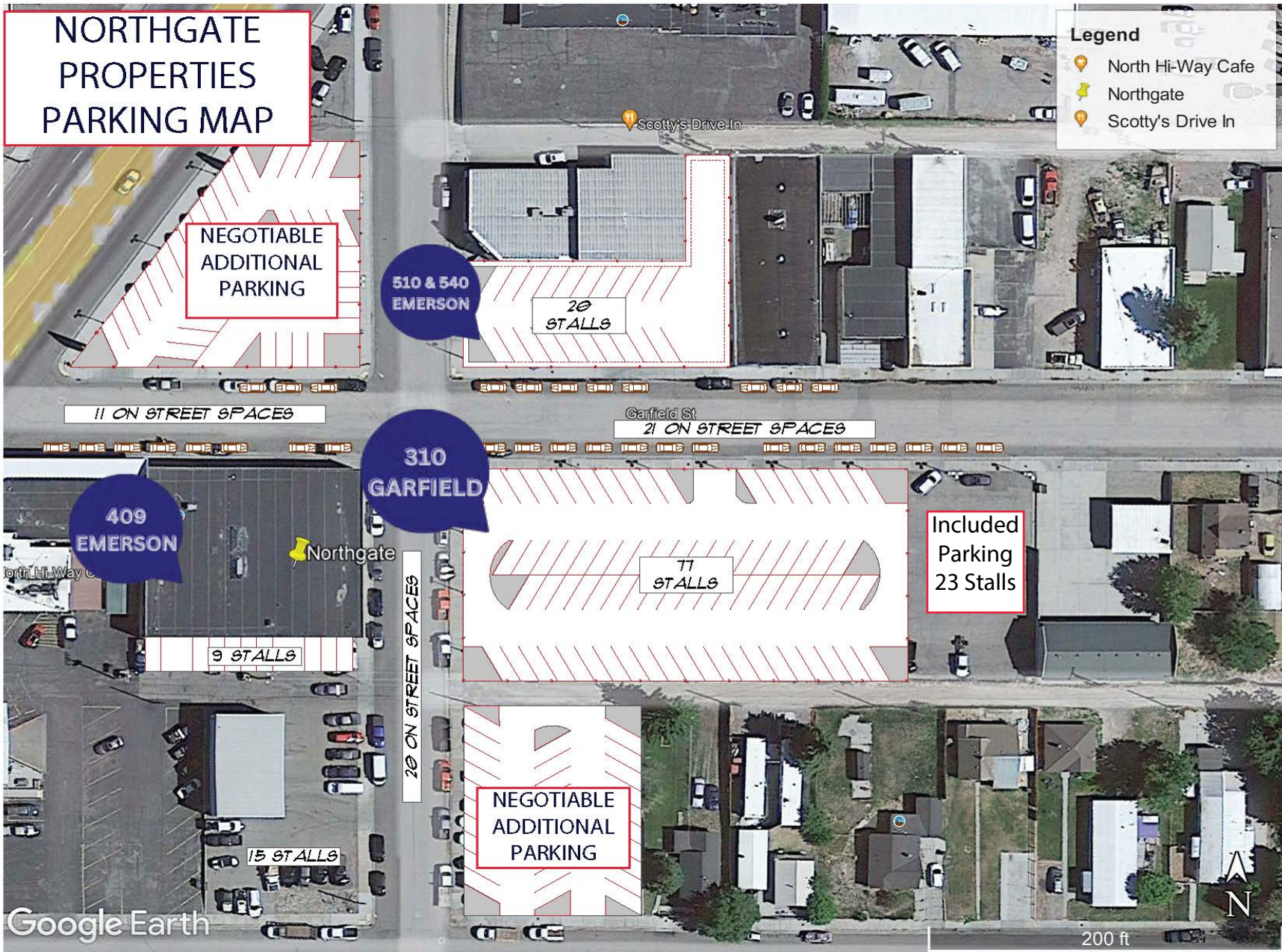
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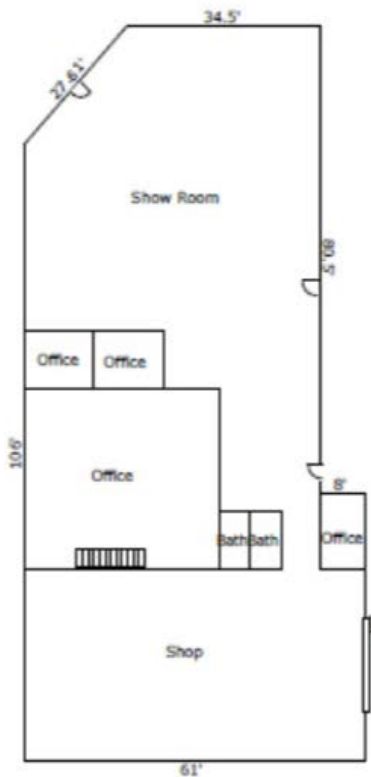
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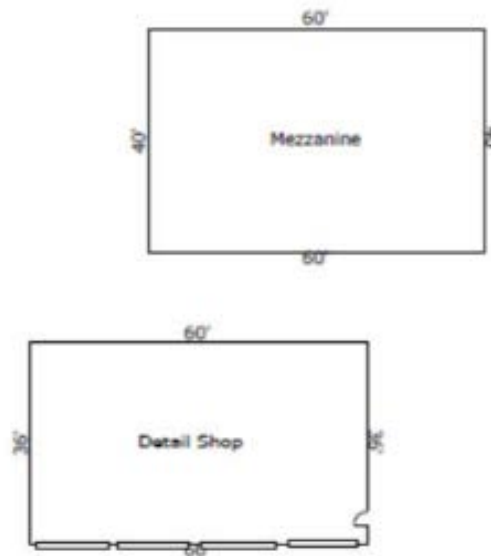


Floor Plans

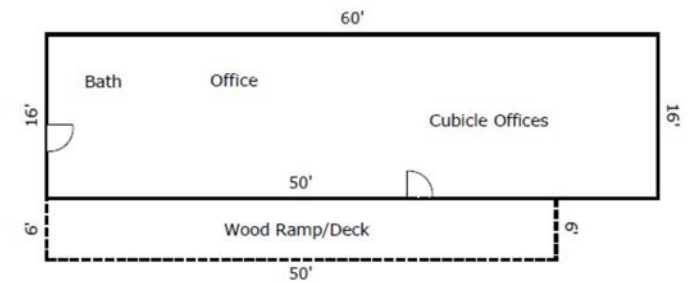
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409 Emerson



310 Garfield Street



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Location Aerial



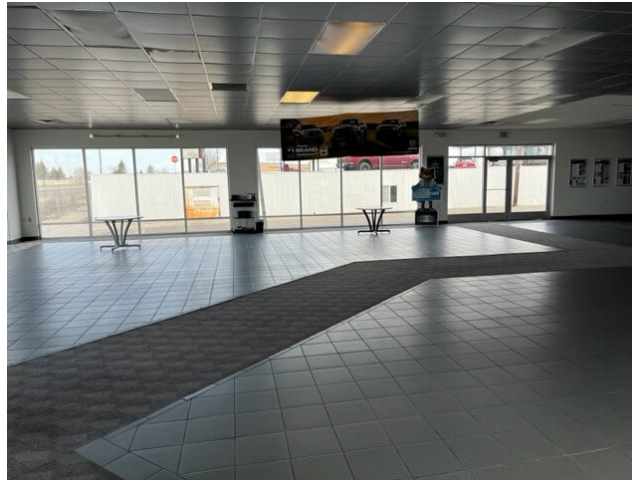
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Property Photos

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Property Photos

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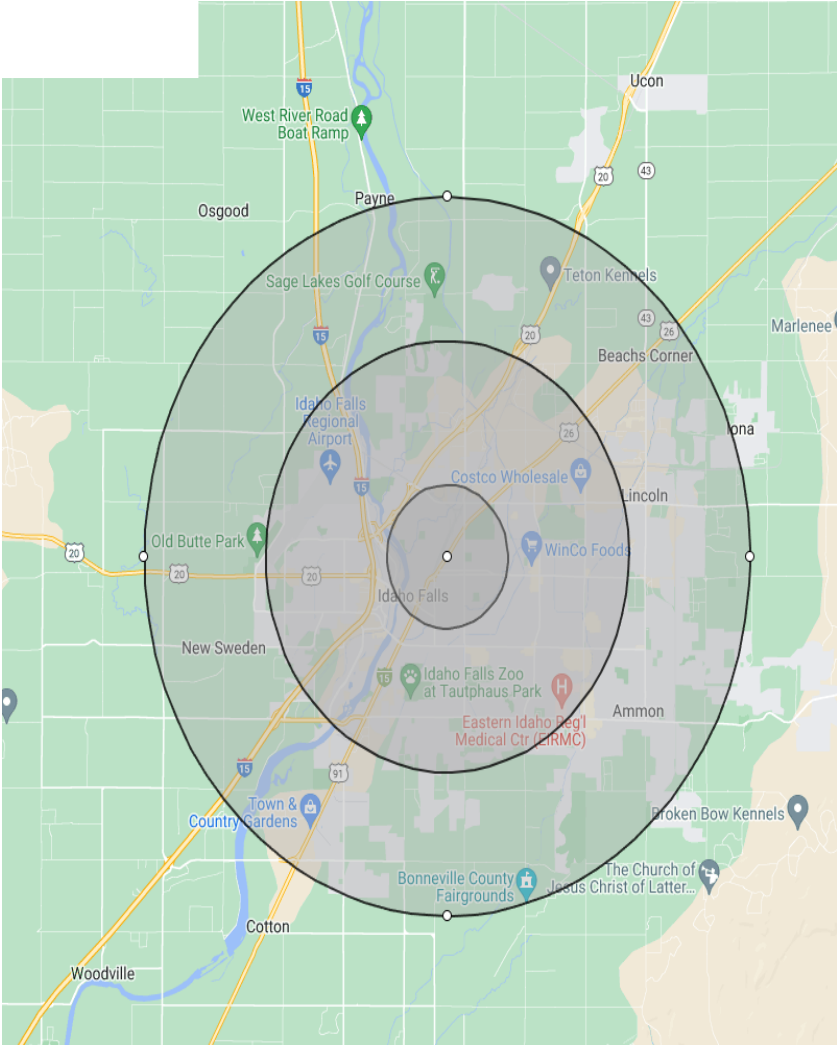
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Demographics

POPULATION	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	13,902	68,212	112,471
AVERAGE AGE	34.5	34.7	33.7
HOUSEHOLD & INCOME	1 MILE	3 MILE	5 MILE
TOTAL HOUSEHOLDS	5,478	25,247	39,697
AVERAGE INCOME	\$45,554	\$62,723	\$68,700
AVERAGE HOUSE VALUE	\$159,320	\$284,588	\$319,165



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Broker Profile



Shane Murphy

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Shane is a focused, organized, and highly motivated individual who has been involved in all aspects of commercial real estate, from the land development process, to property sales, leasing, and investment since 2001. He specializes in retail, land development, and investment properties.

Shane has developed special relationships with property owners, major tenants, and government agencies that give his clients the resources needed for locating in Eastern Idaho. In addition, Shane has regional and national contacts to broaden the acquisition and disposition capabilities of properties while serving local investors and clients for their business needs.



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