



FOR SALE

INDUSTRIAL SHOP-5,200 SQ FT YELLOWSTONE HWY

4289 N. Yellowstone Hwy. Idaho Falls, ID 83401



Sale Offering

Sale Price \$364,000

Building Size 5,200 sq. ft.

Acre Size 4.5 acre

Information Industrial Shop



Property Overview

Property

Great office/shop sitting on 2.2 acre of land on North Yellowstone Highway. Excellent exposure and visibility with highway frontage. Building is 4,000 square feet with 1,200 sqft of office space on main level and 1200 open office suite on the upper level. The Main level office spaces has 2 offices, large reception area, break room and restroom. Shop is 2800 sqft with (2) large overhead doors and 400 amp 3 phase power. The property consists of two lots; the building sits on the 2.2 acre lot and the additional Land is 2.35 acres. Current Tenant is Month to Month.!

Location

Starting At Broadway and Yellowstone travel north go past hitt road and your destination will be a mile after intersection. On the Left

SHANE MURPHY

PRINCIPAL/BROKER

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434 GLADSTONE ST.

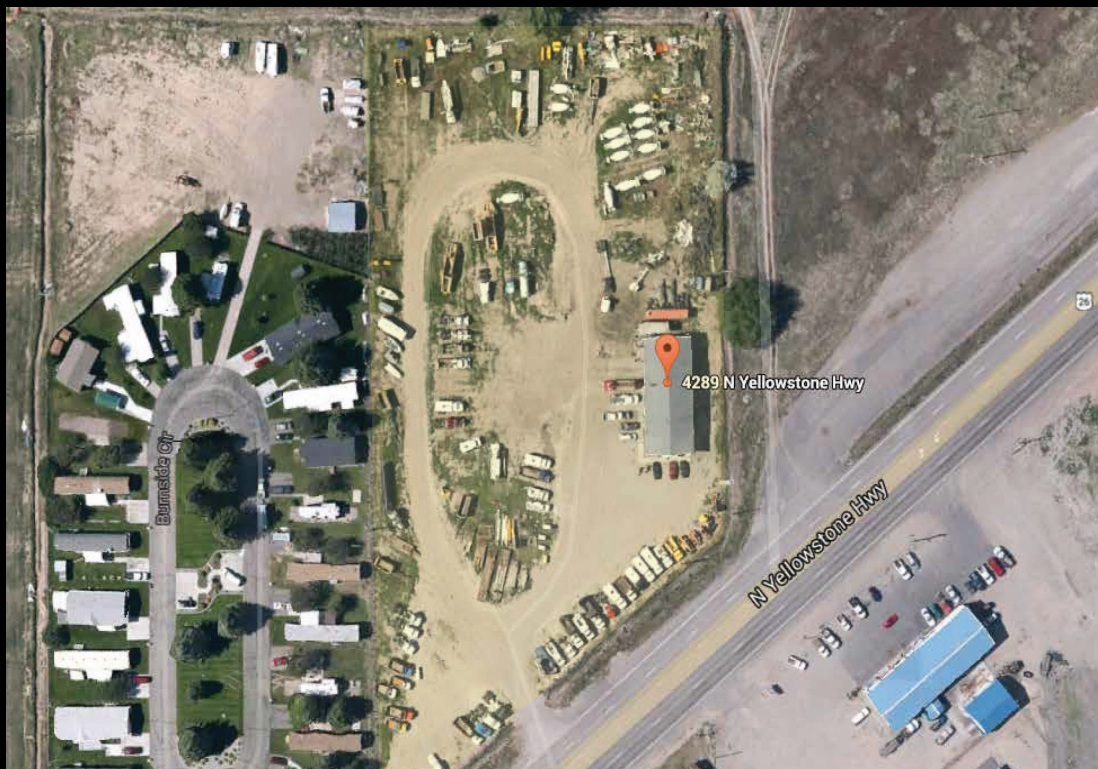
P.O. BOX 2363

IDAHO FALLS, ID 83403

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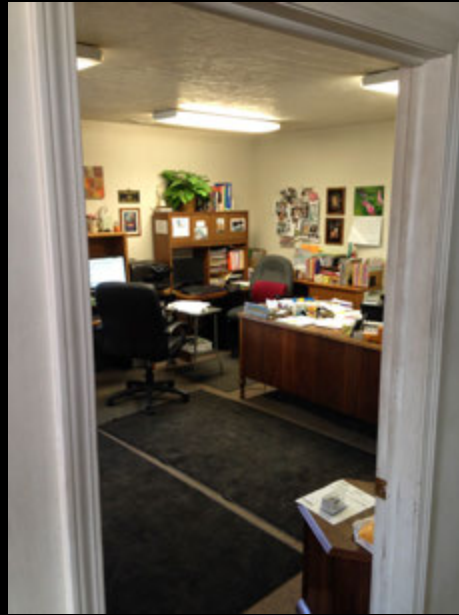
Aerial



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Additional Photos



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Demographics

DEMOGRAPHICS			
	1 mile	3 miles	5 miles
POPULATION:			
2014 ESTIMATED:	13,330	65,218	94,659
2019 PROJECTED:	13,443	67,629	98,965
HOUSEHOLDS:			
2014 ESTIMATED:	5,335	24,048	33,419
2019 PROJECTED:	5,468	25,001	34,940
INCOME:			
2014 MED HHI:	\$41,369	\$44,290	\$47,214
2019 MED HHI:	\$42,805	\$46,936	\$50,204

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk



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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.