



FOR SALE

OFFICE BUILDING - 1,860 SQ.FT.

329 Park Ave. Idaho Falls, ID 83402



## Sale Overview

**Sale** \$139,000

**Building Size** 1,860 Sq Ft.

**Office Space** 940 Sq. Ft. Main Floor  
920 Sq. Ft. Basement

**Property Highlights**

- 5 Studio Suites
- Two Restrooms
- Large Reception area
- Break Room/Laundry/Storage
- Open Downstairs area



## Property Overview

Property	Office Suites for Sale - 1860 sq ft. Great location in the heart of Historical Downtown. Great visibility from Broadway on Park Avenue. Property has been remodeled into 5 office suites, two restrooms, Large Receptions area with waiting area, Laundry room with storage are and a finished open basement.
Location	Located 2 building North on the corner of Broadway and Park Ave. on the West side.

SHANE MURPHY

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208.552.8255 FAX

SHANE@VENTUREONEPROPERTIES.COM

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Plat



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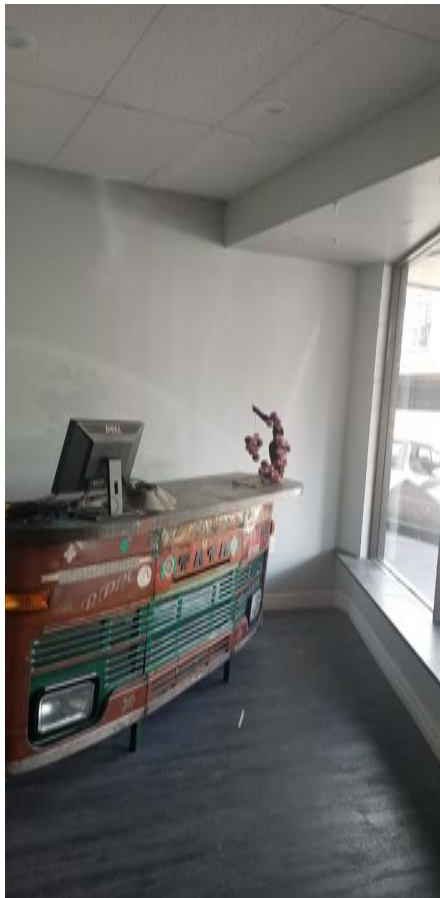
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## Additional Photos

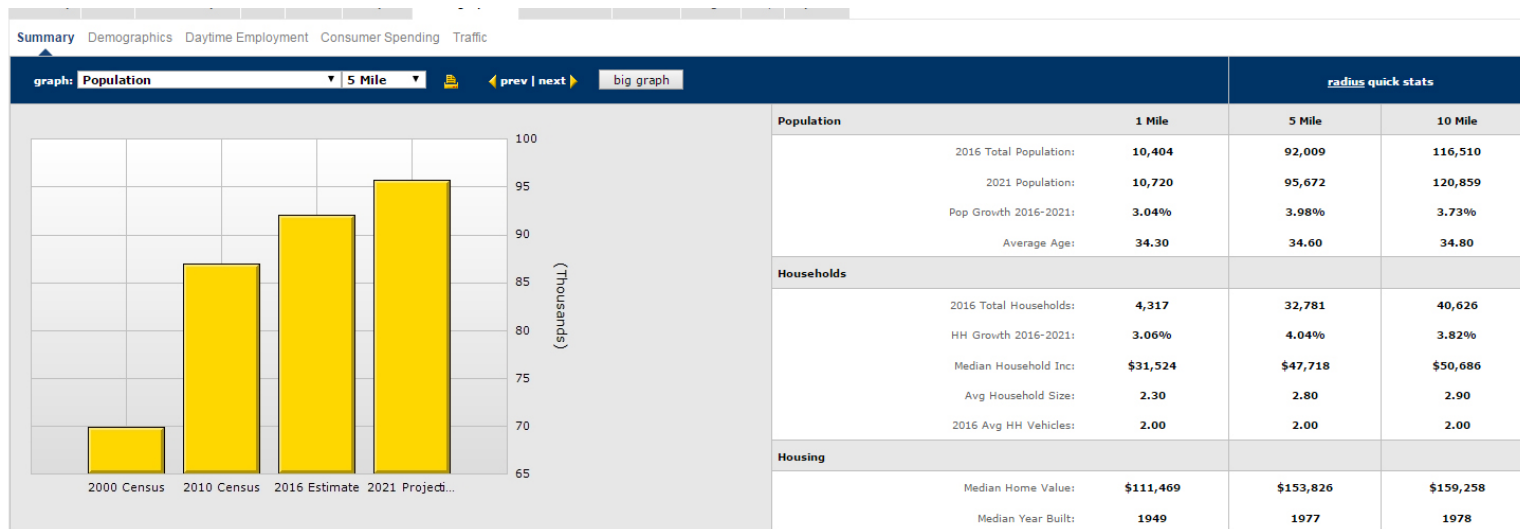
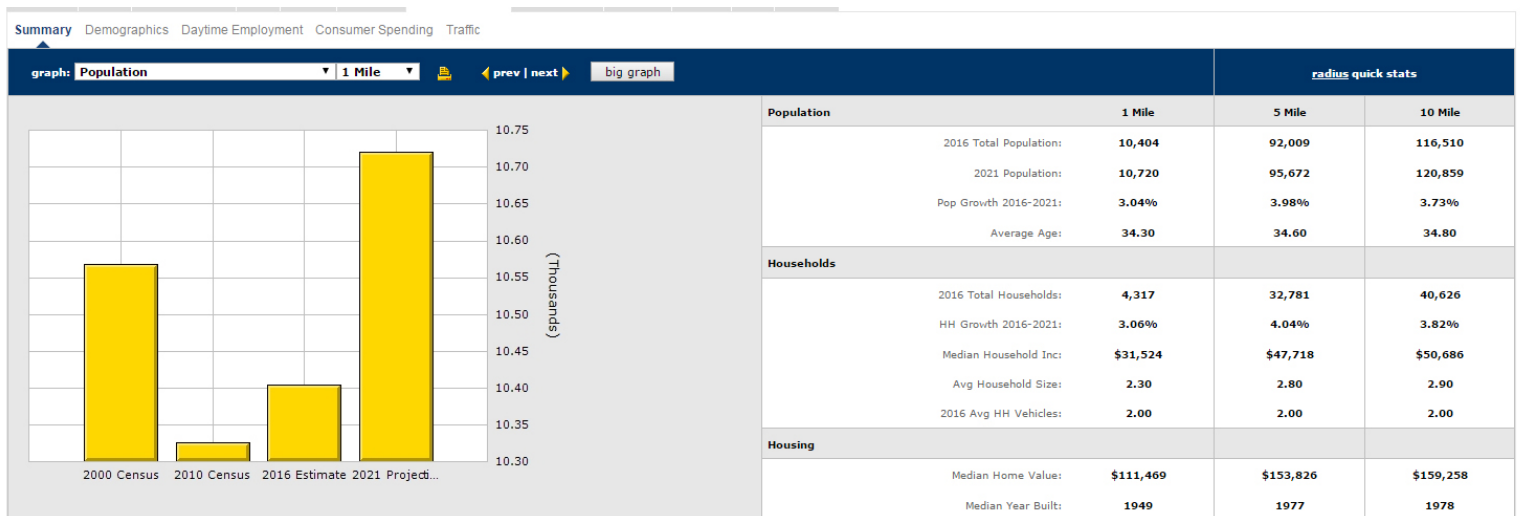




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## Demographics



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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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## Broker Bio & Contact



**Shane Murphy**  
**Principal Broker**  
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**[shane@ventureoneproperties.com](mailto:shane@ventureoneproperties.com)**

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.