

REDEVELOPMENT OPPORTUNITY FOR SALE || 12,250 SF/1.14 AC

# TETON LANES (FORMERLY)

585 N 2nd E, Rexburg, ID 83440



## AVAILABLE SPACE

SPACE:	RSF:	AC:	PRICE:
Building/Land	12,250 SF	1.14 AC	\$725,000

## LOCATION

Directly across from Albertson's Grocery and the old Walmart on 2nd E.

## ZONING

General Commercial

## PROPERTY HIGHLIGHTS

- Redevelopment Land Opportunity
- Building plus Land
- Building 12,250 SF
- Land 1.14 AC
- Traffic count 16,500
- 18 foot Ceilings
- Large Parking Area

## STREET CROSSING

Located on N 2nd E and Lorene St.

## PROPERTY OVERVIEW

Former Teton Bowling Lanes sitting on 1.14 acres. Building is 12,250 sq ft with 18 foot ceilings. The Bowling area is sunken and is approx 10,000 sft, the higher level is approx 2,250 sq ft. This includes restrooms, a bar/restaurant area, and front desk open area. Large Parking area.



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

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Plat



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Aerial Close up



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Aerial



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Photos



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## Demographics

### PROPERTY INFORMATION

**Submarket:** Madison      **Parking:** Parking lot  
**Bldg Type:** Retail      **Sales Price** \$730,000  
**Bldg Size:** 12,250 SF/1.14 AC

### DEMOGRAPHICS

2019	1 Mi.	3 Mi.	5 Mi.
<b>Population: Avg</b>	4,201	32,355	34,803
<b>HH Income:</b>	\$36,375	\$30,820	\$32,478
<b>Total Employees:</b>	1,383	9,246	9,938



### CONTACT

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