### 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

#### STREET CROSSING

Located on N 2nd E and Lorene St.

# 18 foot Ceilings Large Parking Area





### 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.

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Plat



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Aerial Close up



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Lorene St. Near BYU Pomino's Madison BYU

BYU

Idaho

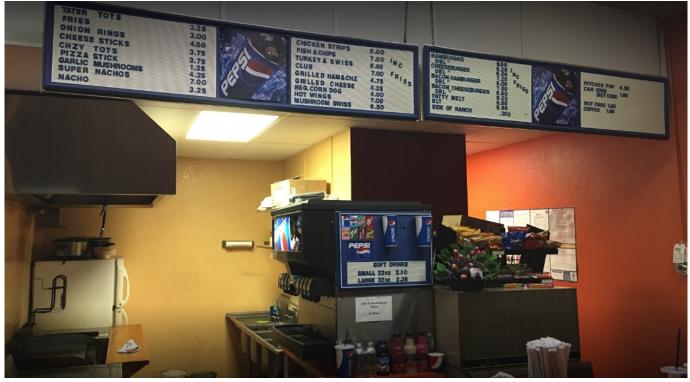
Aerial

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### **Photos**





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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### **Demographics**

### PROPERTY INFORMATION

Submarket: Madison Parking: Parking lot

**Bldg Type:** Retail **Sales Price** \$730,000

**Bldg Size:** 12,250 SF/1.14 AC

## DEMOGRAPICS

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



### CONTACT

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