

# OFFICE/SERVICE/RETAIL FOR SALE || 2,416 SF G'S DAIRY DELIGHTS (formerly)

600 Handcart Ln, Rexburg, ID 83440



## AVAILABLE SPACE

| SPACE: | RSF:     | AC:      | PRICE:    |
|--------|----------|----------|-----------|
| 600    | 2,416 SF | 0.055 AC | \$549,000 |

## LOCATION

Prime Property

## ZONING

General Commercial

## PROPERTY OVERVIEW

Office/Service/Retail Building 2,416 Sq ft. Very nice high exposure corner lot building located at Pioneer Road and Handcart Ln. Building is across the street from the new World Gym facility. Property has a large parking lot and a drive through lane, ideal for a pharmacy, insurance agency or professional office, retail, food and other uses. Has a large street Back Lit lighted Pylon Sign and a 12 x 16 storage shop with a second story mezzanine area for additional storage. Current Business and equipment can be sold separately to be negotiated with the Seller.

## STREETS

Located right off Highway 20 towards Rexburg and S Yellowstone Hwy.



## CONTACT

### Shane Murphy

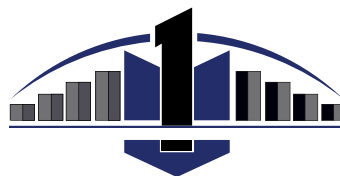
Principal/Broker

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**VENTURE ONE**  
P R O P E R T I E S  
C O M M E R C I A L R E A L E S T A T E

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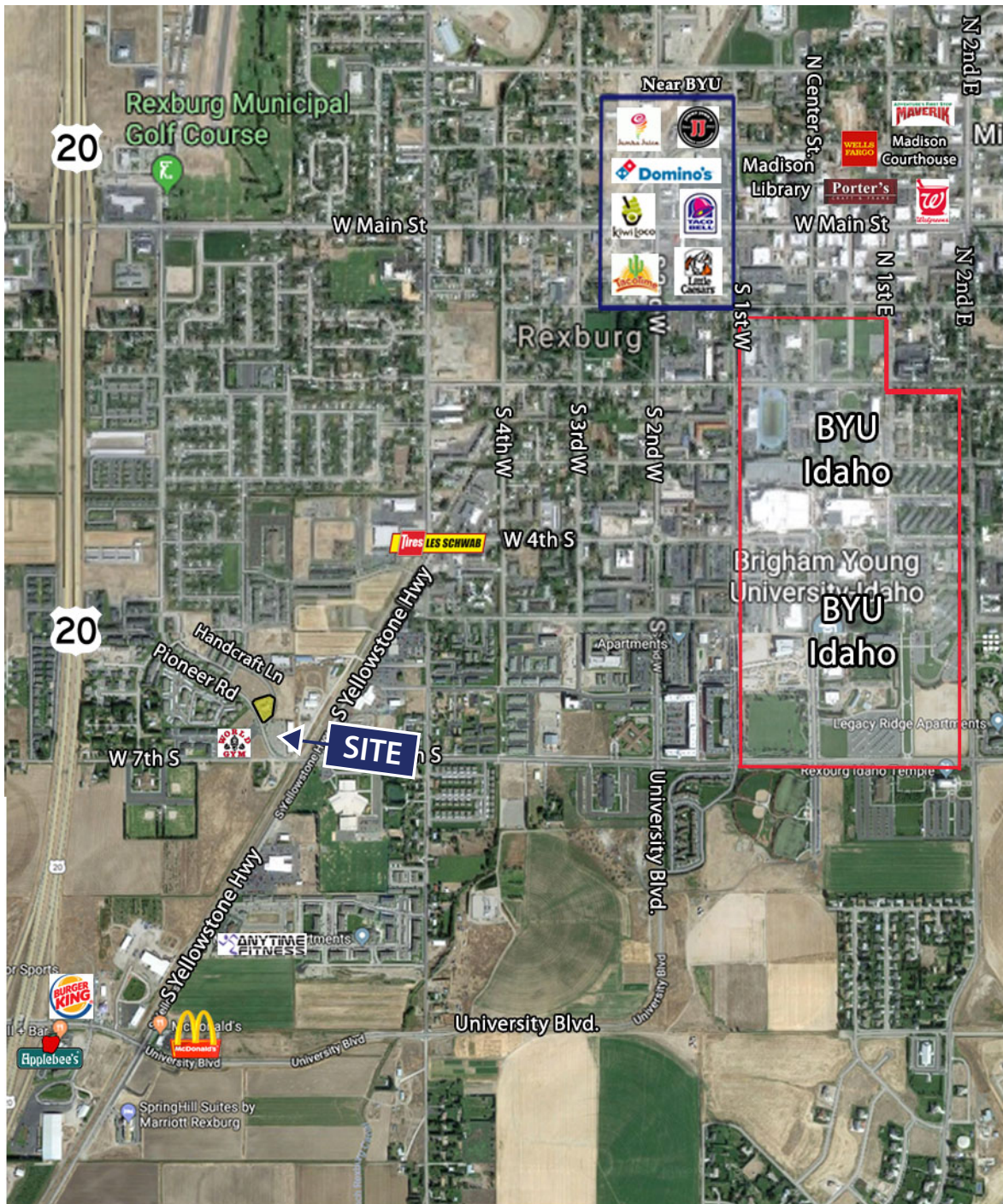


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Aerial



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Plat



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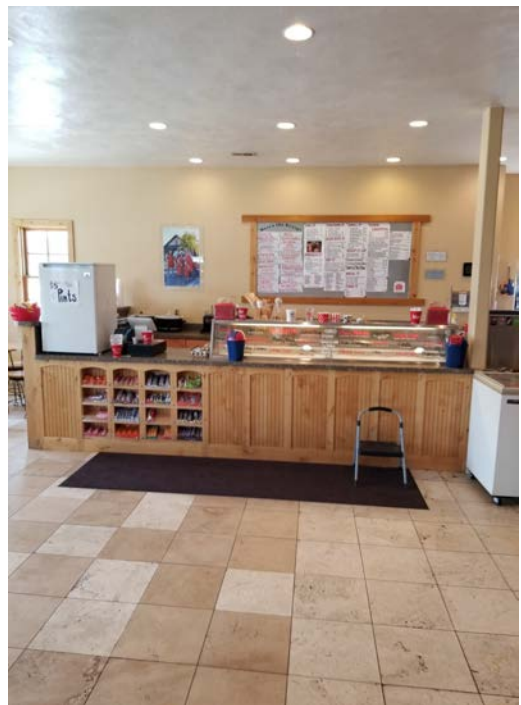
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### Photos



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### Photos



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## Demographics

### PROPERTY INFORMATION

**Submarket:** Madison    **Parking:** Parking Lot  
**Bldg Type:** Retail/Office    **Sales Price**    \$549,000  
**Bldg Size:**    2,416 SF

### DEMOGRAPHICS

| 2017                    | 1 Mi.    | 3 Mi.    | 5 Mi.    |
|-------------------------|----------|----------|----------|
| <b>Population: Avg</b>  | 15,271   | 30,917   | 35,811   |
| <b>HH Income:</b>       | \$23,208 | \$28,857 | \$32,305 |
| <b>Total Employees:</b> | 4,515    | 8,852    | 10,228   |



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