

MIXED USE COMMERCIAL LAND FOR SALE || 6 ACRES

MOTOR-VU DRIVE IN

2095 N Yellowstone Hwy, Idaho Falls, ID 83401



AVAILABLE SPACE

SPACE:	AC:	PRICE:
261,360 SF	6 AC	\$375,000

LOCATION

Prime Property

ZONING

General Commercial

PROPERTY HIGHLIGHTS

- Great Location
- Great Land Development Opportunity
- Mixed Use Land
- Located on route to Swan Valley, Jackson Hole
- Located NE of Yellowstone & Lincoln

STREETS

Located right off of Highway 26/N. Yellowstone & Lincoln Rd.



PROPERTY DESCRIPTION

Industrial Development Land 6 acres. NOW REDUCED \$51,000 Great land development opportunity! This piece of property can be annexed into the city. All utilities are located in front of the property and public city sewer and water can be utilized for the development. Once annexed into the city, fire suppression can be available for some building needs, enabling a great development opportunity. The property is located on Yellowstone highway and en route to Swan Valley, Jackson Hole just a half mile North East of the Yellowstone and Lincoln intersection.

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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Aerial



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Photos



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Demographics

PROPERTY INFORMATION

Submarket:	SE IF	Parking:	Parking Lot
Bldg Type:	Mixed Use	Sales Price	\$375,000
Bldg Size:	261,360 SF		

DEMOGRAPHICS

2017	1 Mi.	3 Mi.	5 Mi.
Population: Avg	1,866	53,274	96,343
HH Income:	\$33,863	\$43,419	\$52,446
Total Employees:	711	19,637	34,162



CONTACT

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