



FOR SALE

MIXED USE COMMERCIAL LAND - 9.1 ACRES

3000 S. Yellowstone Hwy. Idaho Falls, ID 83402



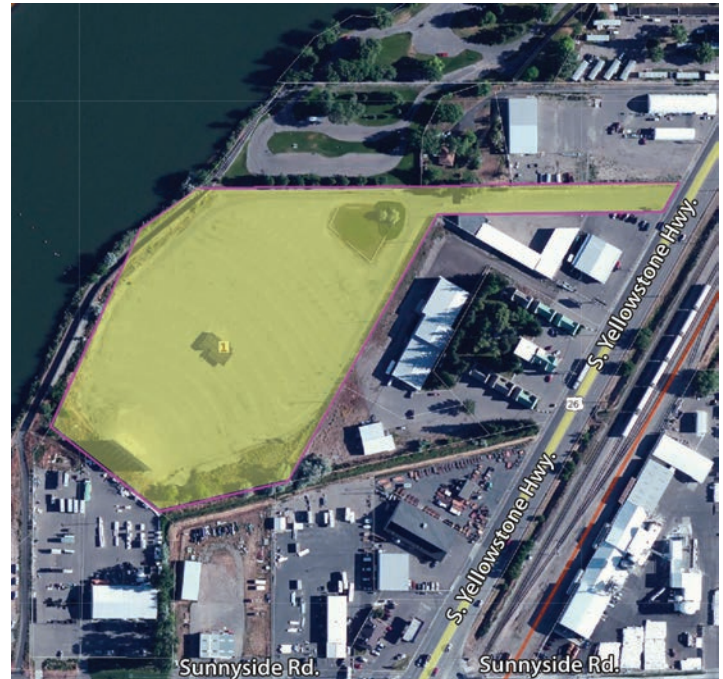
Sale Overview

Sale \$975,000

Land Size 9.1 Acres

Property Highlights

- Prime location and visibility
- 600 feet of River Frontage
- Multitude of Development Possibilities



Property Overview

Property Mixed use Commercial Land-9 acres. Excellent opportunity for a High end industrial park or manufacturing business or higher end office/ hospitality potential. 9.1 acres with over 600 feet of river frontage offers a multitude of development possibilities. Just off the Sunnyside/ Yellowstone Hwy interchange approximately one mile East from Interstate 15. Property is located along the river with river frontage and a city Park adjacent to the property directly North. Property is directly East across the river from a new Class A redevelopment Mixed use 400 acre premier development. Currently has been used as a Drive in Theater.

Location Located off of S. Yellowstone Hwy/U.S Hwy 26 and Sunnyside.

SHANE MURPHY

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IDAHO FALLS, ID
83403

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3000 S. Yellowstone Hwy. Idaho Falls, ID 83402

Aerial



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LOT 4
43.97

RECORD OF SURVEY BY
CITY OF 10000 FALLS
(1227992)

GOVERNMENT MEANDER

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[Additional Photos](#)



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Broker Bio & Contact



Shane Murphy
Principal Broker
208.521.4564 Cell
208.542.7979 Office
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.