



FOR SALE

OFFICE BUILDING AVAILABLE- 8,678 SQ.FT.

1120 Stocks Ave. Rexburg, ID 83440



Sale Overview

Sale	\$895,000
Building Size	8,678 Sq Ft.
Land Size	0.19 AC
Property Highlights	<ul style="list-style-type: none">• Great Location• Large Parking Area• Multiple Office Spaces



Property Overview

Property	NOW REDUCED 100K! - Professional Office Building - 8,678 Sq Ft. Great Investment Property for an end user or Lease Investment Property. Property is currently owned and operated by Upper Valley Options. Upper Valley is looking to Down size so could be a tenant lease back for a portion of the space. Over 8,678 sq. ft. with multiple office spaces to meet a variety of needs, large restrooms, heated indoor therapy pool, kitchen, lounge area, storage, established mature landscaping and Fire suppression (sprinkler system). Building has the ability to be used to operate two different businesses on each end of the building with their own private access. Possible uses: Dentist offices, Physical therapy, Accountant, Insurance or any other professional business. Property is located in North Rexburg and is in a thriving business park in a growing area of the community.
Location	Head north on US-20 E, take exit 337 towards to N Rexburg, turn right onto Salem Rd., turn left onto Dividend Dr., turn left onto Stocks Ave.

SHANE MURPHY

PRINCIPAL/BROKER
208.542.7979 OFFICE
208.521.4564 CELL
208.552.8255 FAX

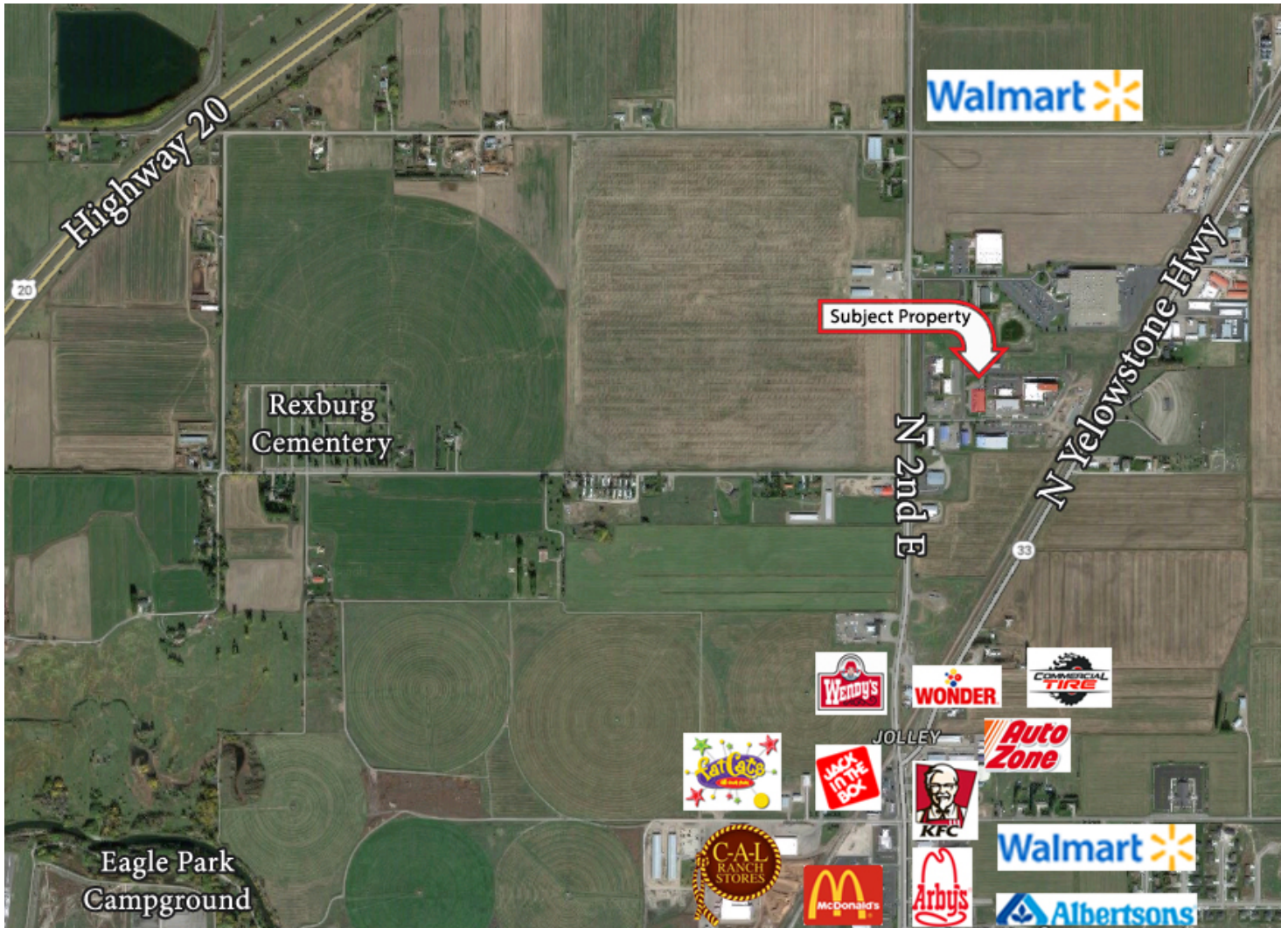
SHANE@VENTUREONEPROPERTIES.COM

434 GLADSTONE ST.
P.O. BOX 2363
IDAHO FALLS, ID 83403

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Aerial



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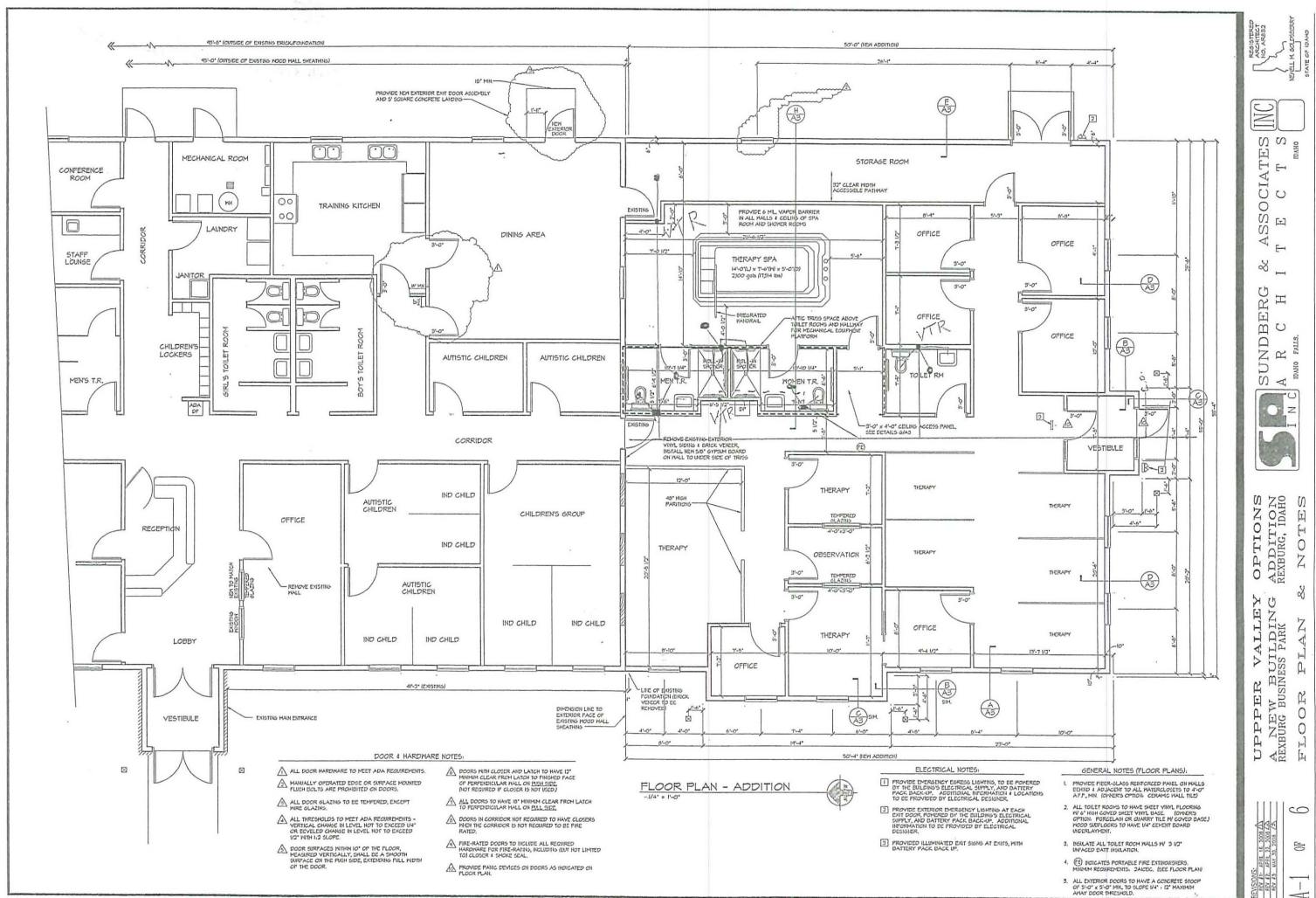
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Plat



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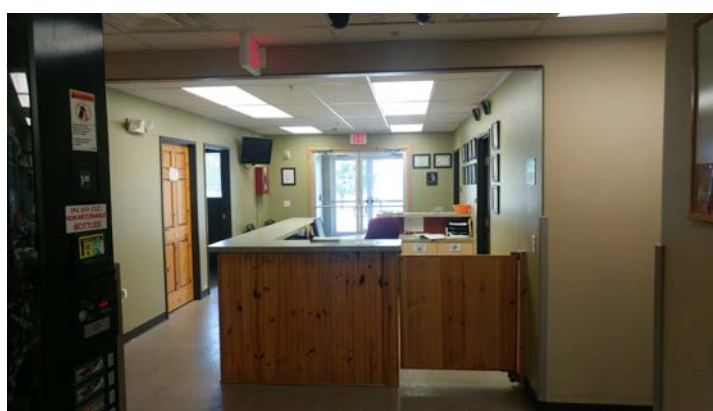
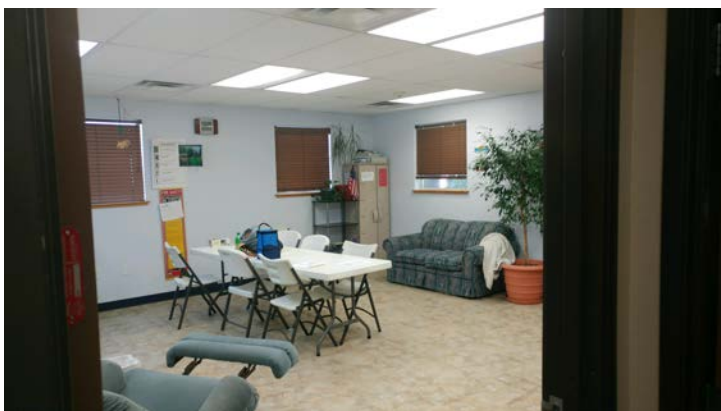
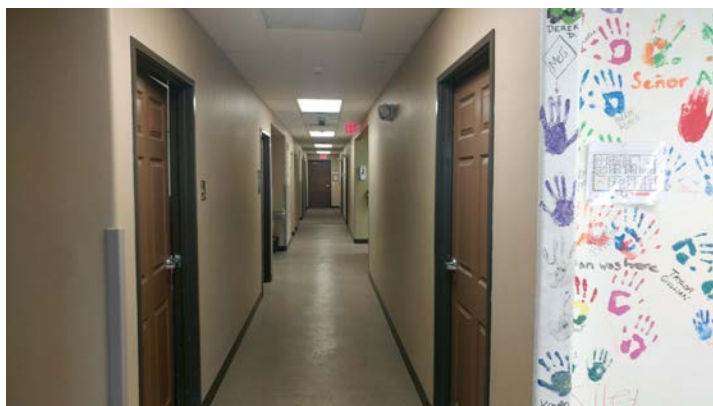
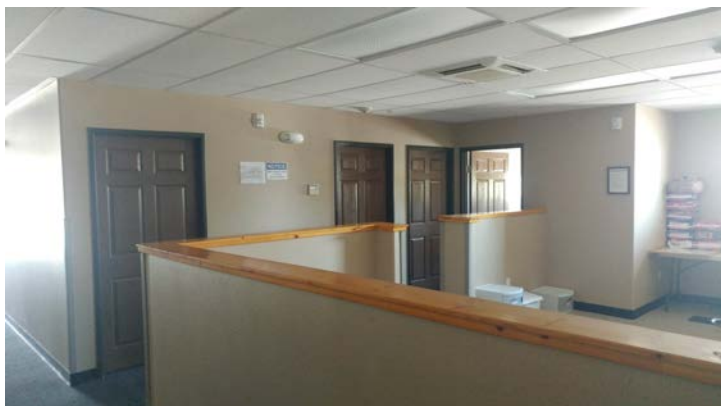
Floor Plan



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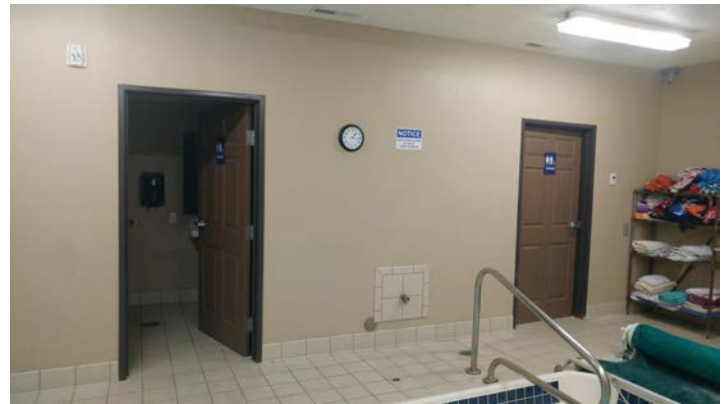
Photos



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Photos



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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the Venture One Property Broker from any liability with respect there to.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk

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Broker Bio & Contact



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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.