

# OFFICE SPACE FOR SALE || 4000 SF MAJESTIC PARK

2647 14th N, Idaho Falls, ID 83406



## AVAILABLE SPACE

SPACE:	RSF:	AC:	PRICE:
2647	4,000 SF	0.0918 AC	\$600,000

## LOCATION

Prime Property

## ZONING

General Commercial

## PROPERTY OVERVIEW

Professional office space available for sale. Majestic Park Acres condo subdivision 4,000 SF main level. Large hall ways, full kitchen, bull pen area with 4 work stations, 8 hard wall offices. Beautiful large reception area. Plenty of parking. Fully developed large common area parking lot Lower level has separate access. Excellent finish work, very nice space, a MUST SEE! Available May 1, 2018!

## STREETS

Majestic Park just North of the Lincoln & Hitt Roundabout adjacent to Trellis Square. Directly across the street from the new I-Jump.



## CONTACT

### Shane Murphy

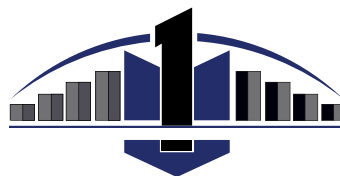
Principal/Broker

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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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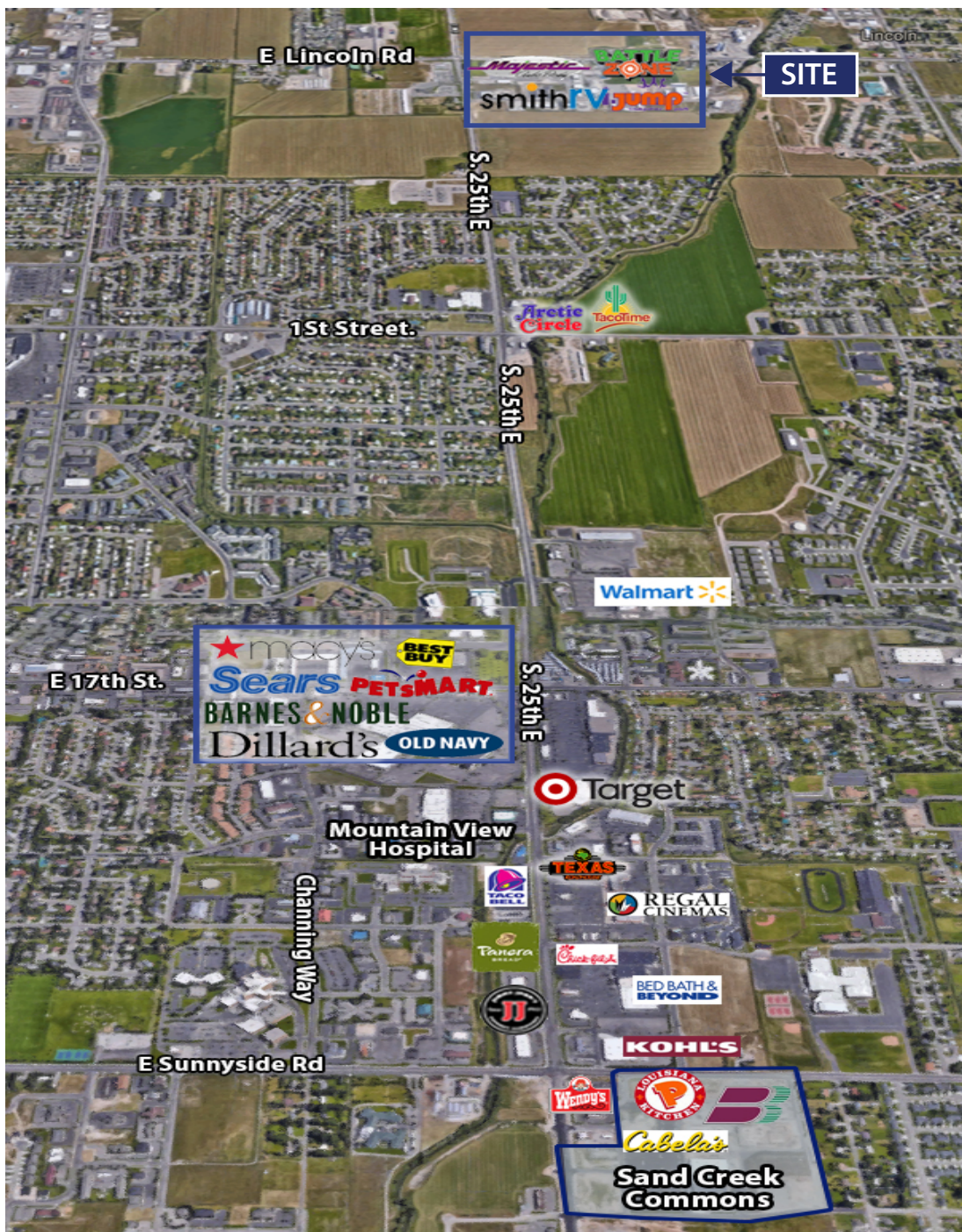


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Aerial



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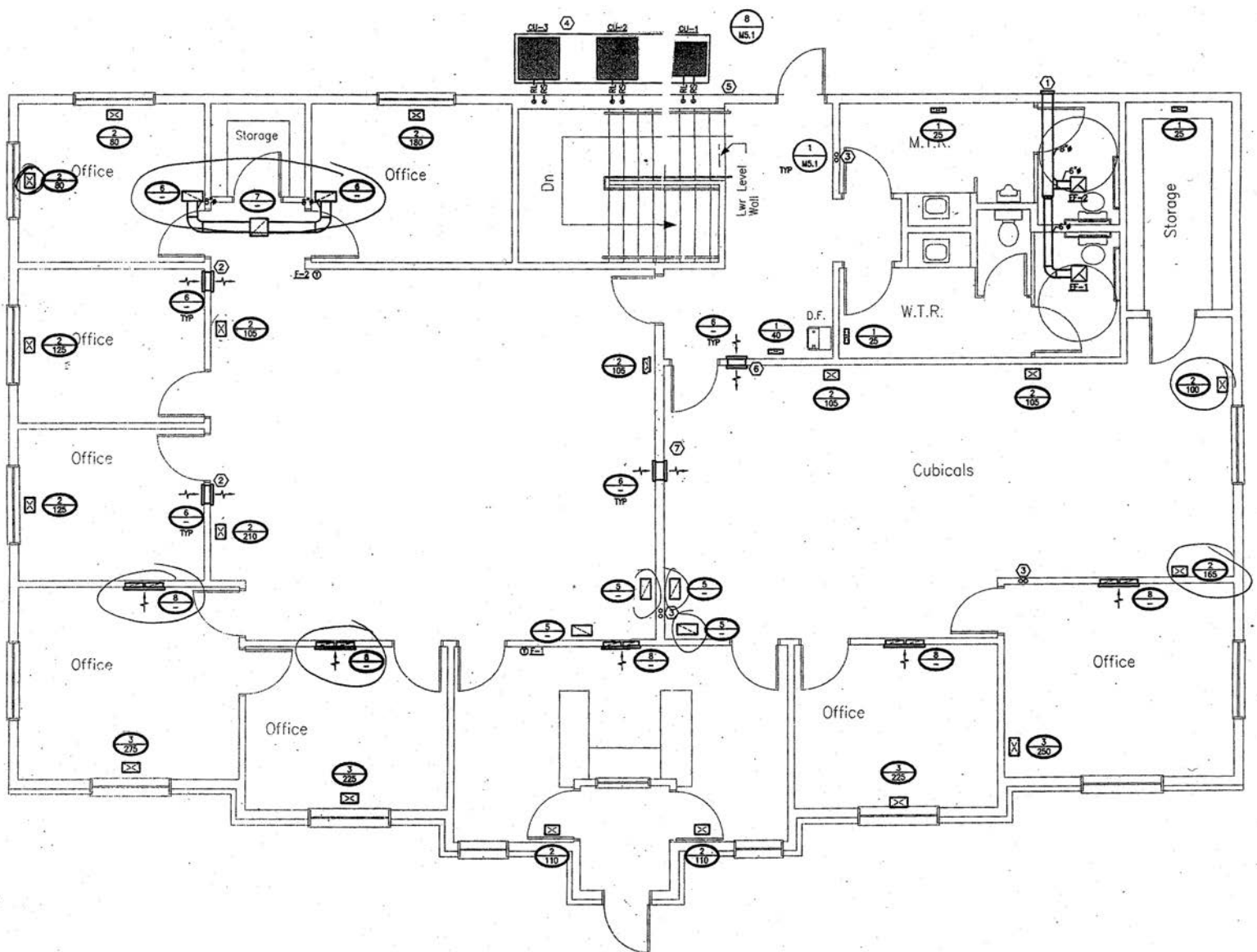


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## Space Plan



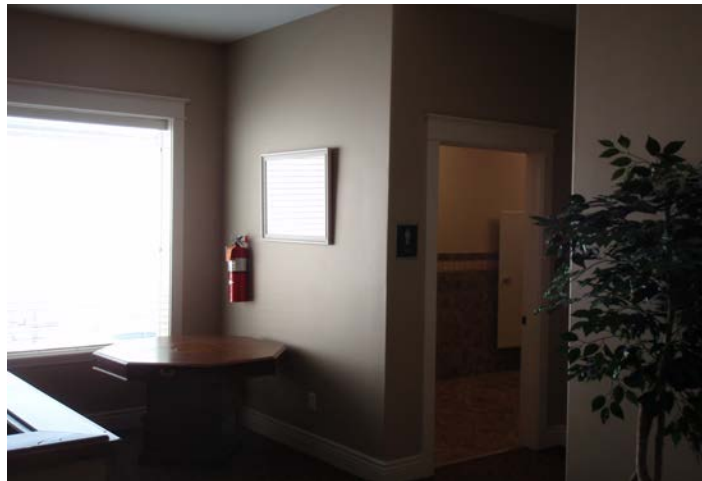
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## Photos



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## Demographics

### PROPERTY INFORMATION

<b>Submarket:</b>	SE IF	<b>Parking:</b>	Parking Lot
<b>Bldg Type:</b>	Retail	<b>Sales Price</b>	\$540,000
<b>Bldg Size:</b>	4,000 SF		

### DEMOGRAPHICS

2017	1 Mi.	3 Mi.	5 Mi.
<b>Population: Avg</b>	5,362	58,397	95,773
<b>HH Income:</b>	\$55,000	\$47,830	\$51,955
<b>Total Employees:</b>	1,732	20,856	33,001



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