

MIXED USE BUILDING FOR SALE || 12,600 SF

FORD'S BAR (Currently) 13.52% Cap Rate

444 A St, Idaho Falls, ID 83402



AVAILABLE SPACE

SPACE:	RSF:	AC:	PRICE:
4,900 SF Main Level	12,600 SF	0.2892 AC	\$995,000
4,900 SF Second Level			
2,800 SF Third Level			

LOCATION

In the Heart of Downtown

ZONING

General Commercial

PROPERTY HIGHLIGHTS

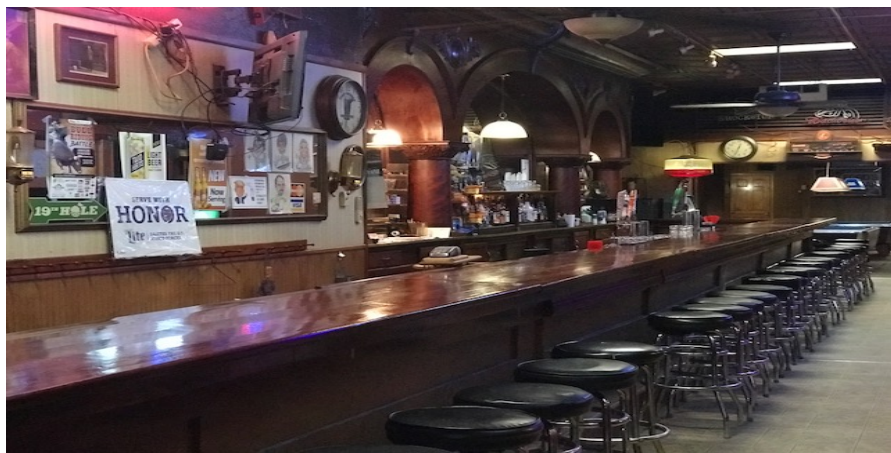
- Downtown Historic Building
- Three-Story Mixed Use Building
- 4,900 SF. Main Level, currently the Bar area.
- 4,900 SF. Second level, Studio Apartments
- 2,800 SF. Third Level, Studio Apartments
- In the Heart of Downtown District

STREET CROSSING

Located on A St. between N. Capital Ave. & Park Ave.
In the heart of Downtown Idaho Falls.

PROPERTY OVERVIEW

Mixed Use 3-Story Building 12,600 SF. - Downtown Historic building available for sale. Currently owned and operated by Ford's Bar. Liquor licenses will go with the Sale (Approx Value of license is \$125,000). Very profitable business with 24 studio apartments on the second and third Level. The Bar area on the main level is 4,900 SF, the second level is 4,900 SF with a partial 3rd level of Studio apartments 2,800 SF. Building was built in 1906. Financial available with an NDA and serious inquiries only. Liquor License Included (Approx. \$125,000)



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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Plat



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Photos



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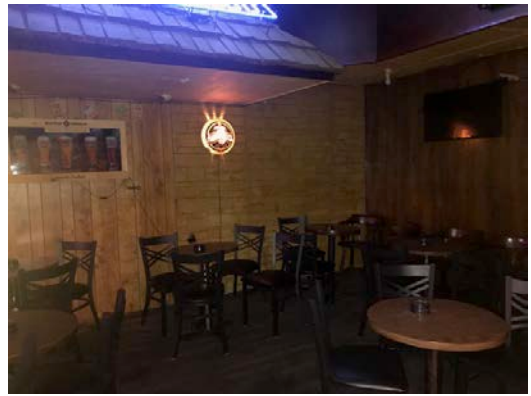
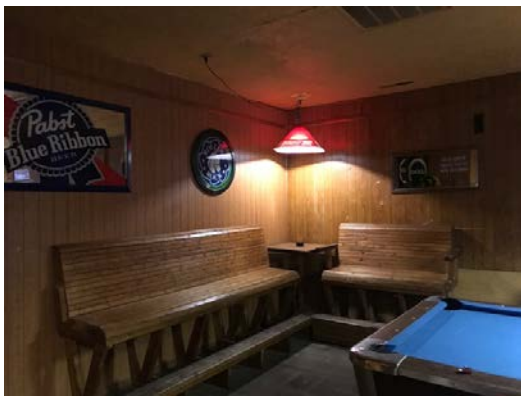
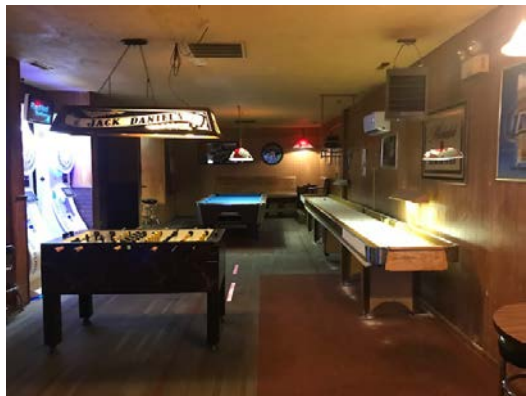
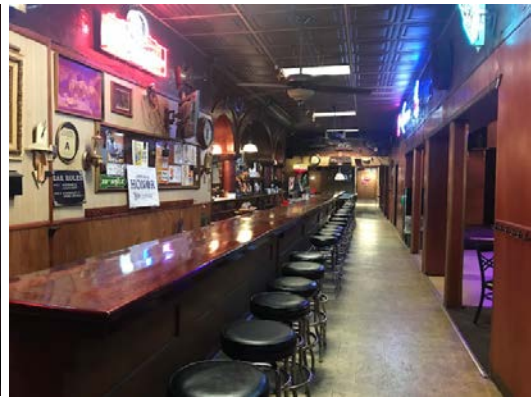
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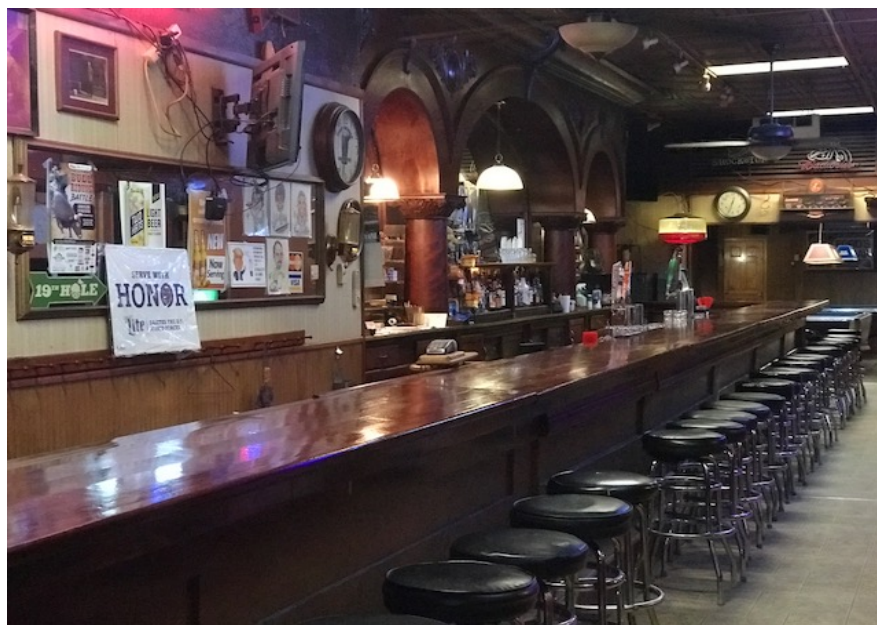
Demographics

PROPERTY INFORMATION

Submarket: Bonneville **Parking:** On Street
Bldg Type: Mixed Use **Sales Price** \$995,000
Bldg Size: 12,600 SF

DEMOGRAPHICS

2017	1 Mi.	3 Mi.	5 Mi.
Population: Avg	10,688	60,035	94,818
HH Income:	\$35,903	\$51,580	\$57,918
Total Employees:	4,410	22,327	33,737



CONTACT

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