

MIXED USE BUILDING FOR SALE || 12,600 SF

FORD'S BAR (Currently)

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
7,700 SF Second Level			
4,900 SF Third Level			

LOCATION

Prime Property

ZONING

General Commercial

PROPERTY HIGHLIGHTS

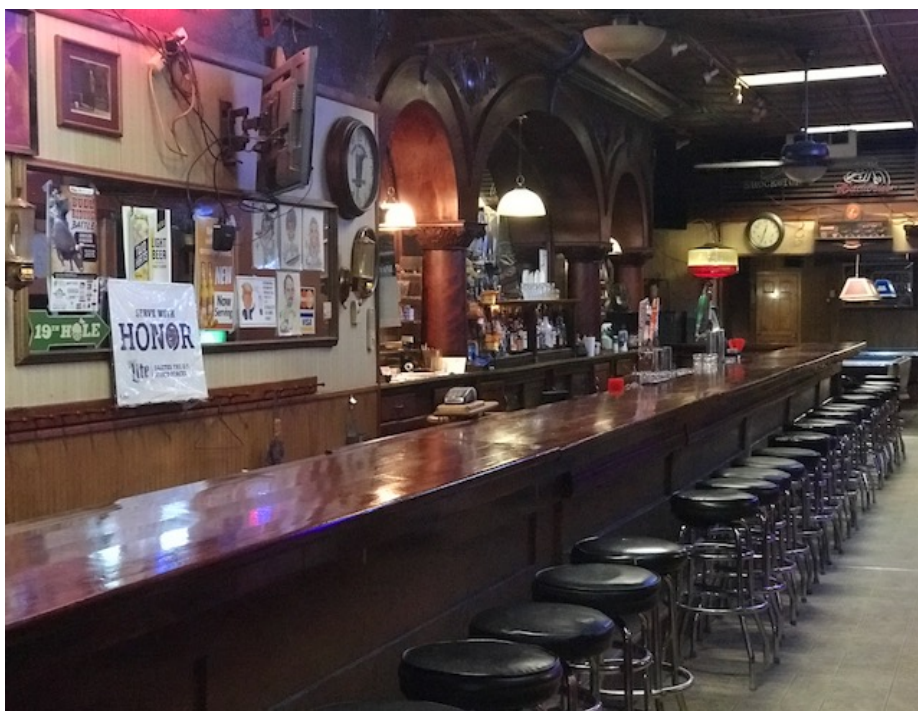
- Downtown Historic Building
- Three-Story Mixed Use Building
- 4,900 SF Main Level
- 7,700 SF Second level
- 4,900 SF Third Level
- In the Heart of Downtown District

STREETS

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

PROPERTY OVERVIEW

Mixed Use Building - 12,600 SF. Downtown Historic building available for sale. Currently Ford's Bar. Building is 3 story, with the main level 4,900 SF the second Story upper level 7,700 SF and the main Level is 4,900 SF.



This information was obtained from sources believed reliable but cannot be guaranteed. Any opinions or estimates are used for example only.

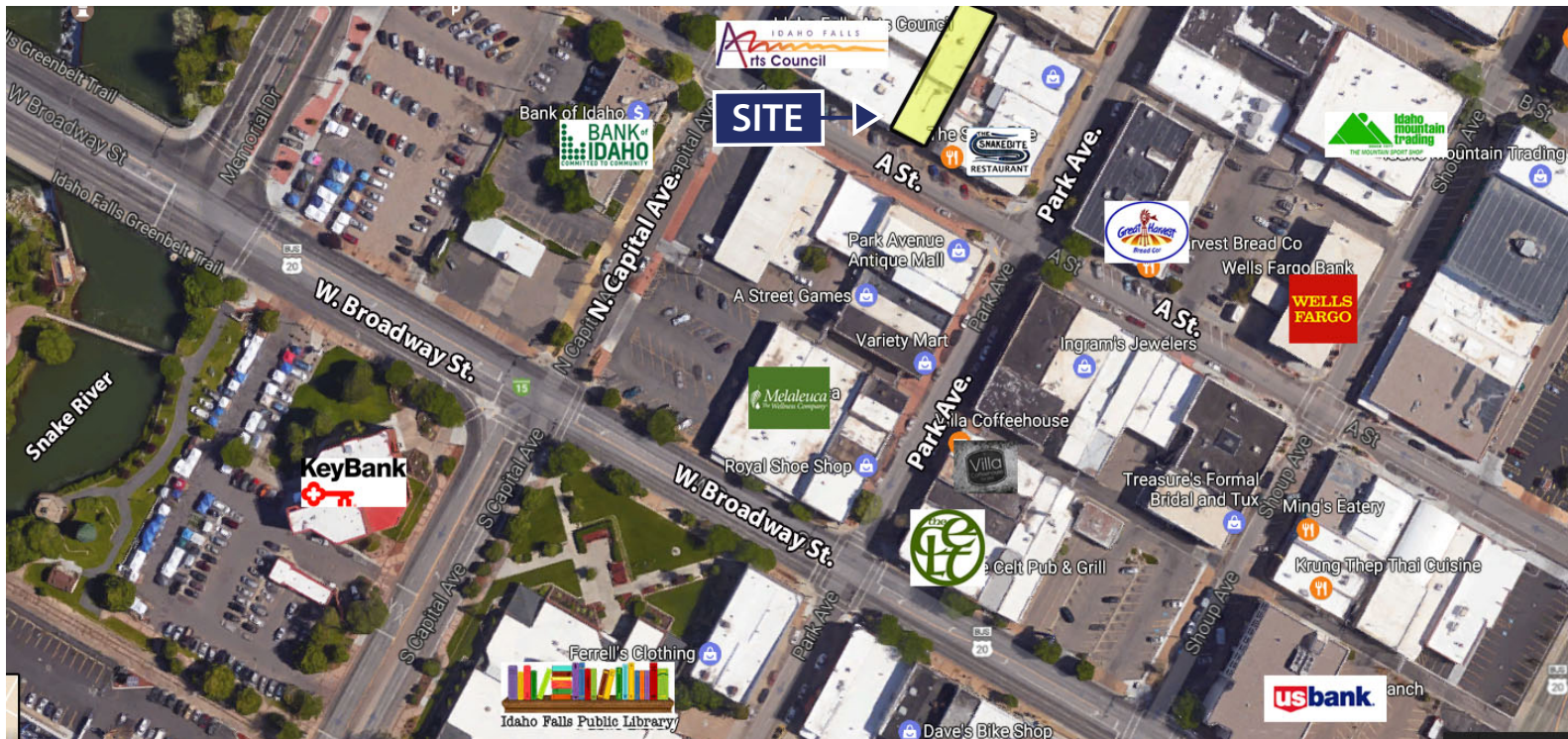
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Aerial



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Plat



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Photos



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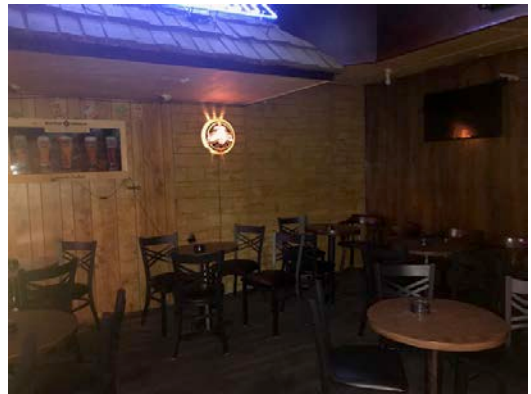
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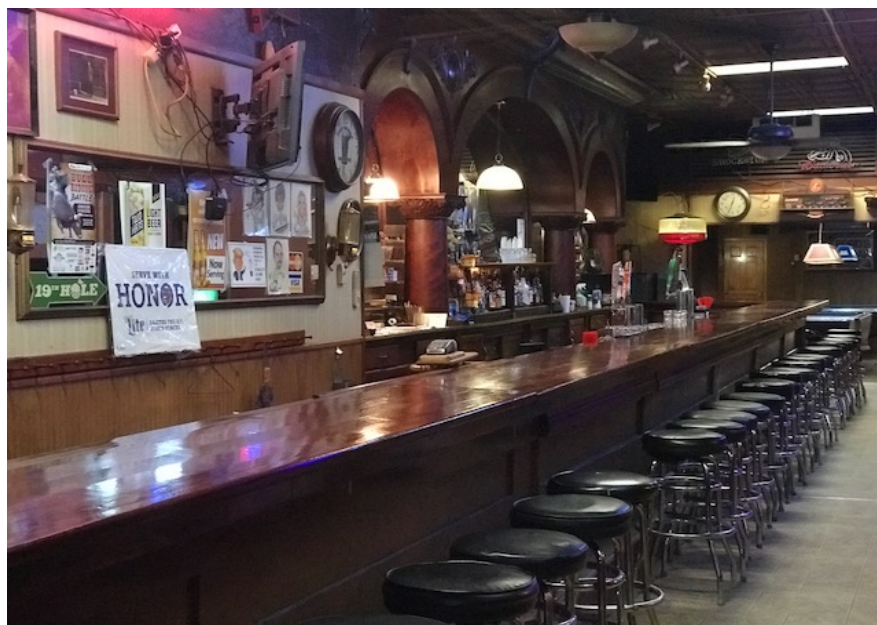
Demographics

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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