



FOR SALE

OFFICE BUILDING STAND ALONE- 5,500 SQ.FT.

550 Linden Dr. Idaho Falls, ID 83401



Sale Overview

Sale \$295,000

Building Size 5,500 Sq Ft.

Land Size .58 acres

Property Highlights

- 100 % fully furnished basement with tall Ceilings.
- Nice Glass Entry, lots of light , windows and open.
- Built in Cabinets and large file drawers.



Property Overview

Property

Office Building Stand Alone- 5,500 Sq Ft. Building is located in a quite residential/multi Family area and has great visibility off of John Adams. Office was Formerly the headquarters for Benton engineering and has a nice reception area, large files, large open bull pen area, large printing room area, storage room are upstairs, two conference rooms, restrooms upstairs and down, 7 hard wall executive offices and would be very conducive for an Engineering / drafting office. 100 % fully furnished basement with daylight windows. Lots of Built in Cabinets and large file drawers. Great Office Building! A must see!

Location

Turn onto Linden Drive off 1st street, head South to John Adams, property is on the South West corner of John Adams and Linden.

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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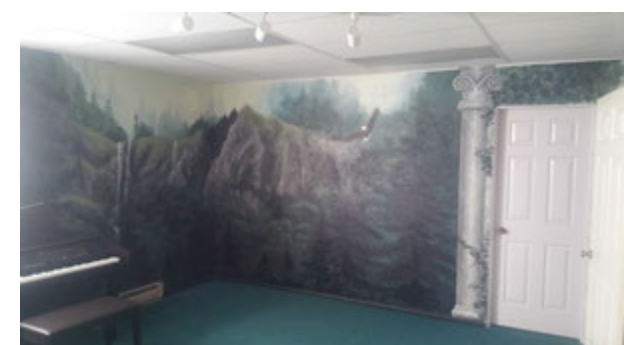
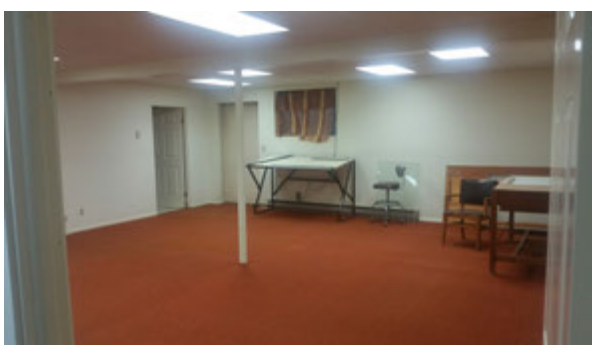
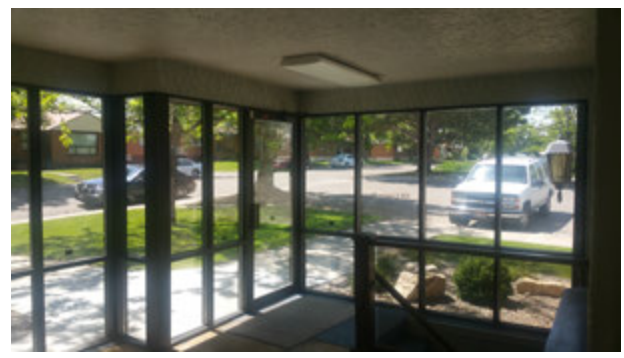
Plat



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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.