



FOR LEASE

OFFICE/RETAIL SPACE AVAILABLE 4000 SQ FT

1619 Curlew Dr, Ammon, ID 83406



Lease Offering

Lease Rate \$10/a year NNN

Space Size 4000 sq ft

Highlights

- Great Exposure on Major Arterial
- Large Street Signage and available signage on building.
- Large common are parking lot

Location East on 17th st to corner of 17th and Curlew, turn North and is on East side of Curlew across from Sonic Drive in off of 17th Street



Property Overview

Property Office/Retail Lease Space. Excellent space for either office or retail service business in Ammon 1/2 mile East from Grand Teton Mall off of 17th street, next to housing, shopping and other professional offices and retail. 4,000 sq ft available. Great parking and visibility with a large street pylon sign available to the Tenants. Owner may consider selling the building. Retail suite has employee restroom, 2 offices, small break room.

Location East on 17th st to corner of 17th and Curlew, turn North and is on East side of Curlew across from Sonic Drive in off of 17th Street

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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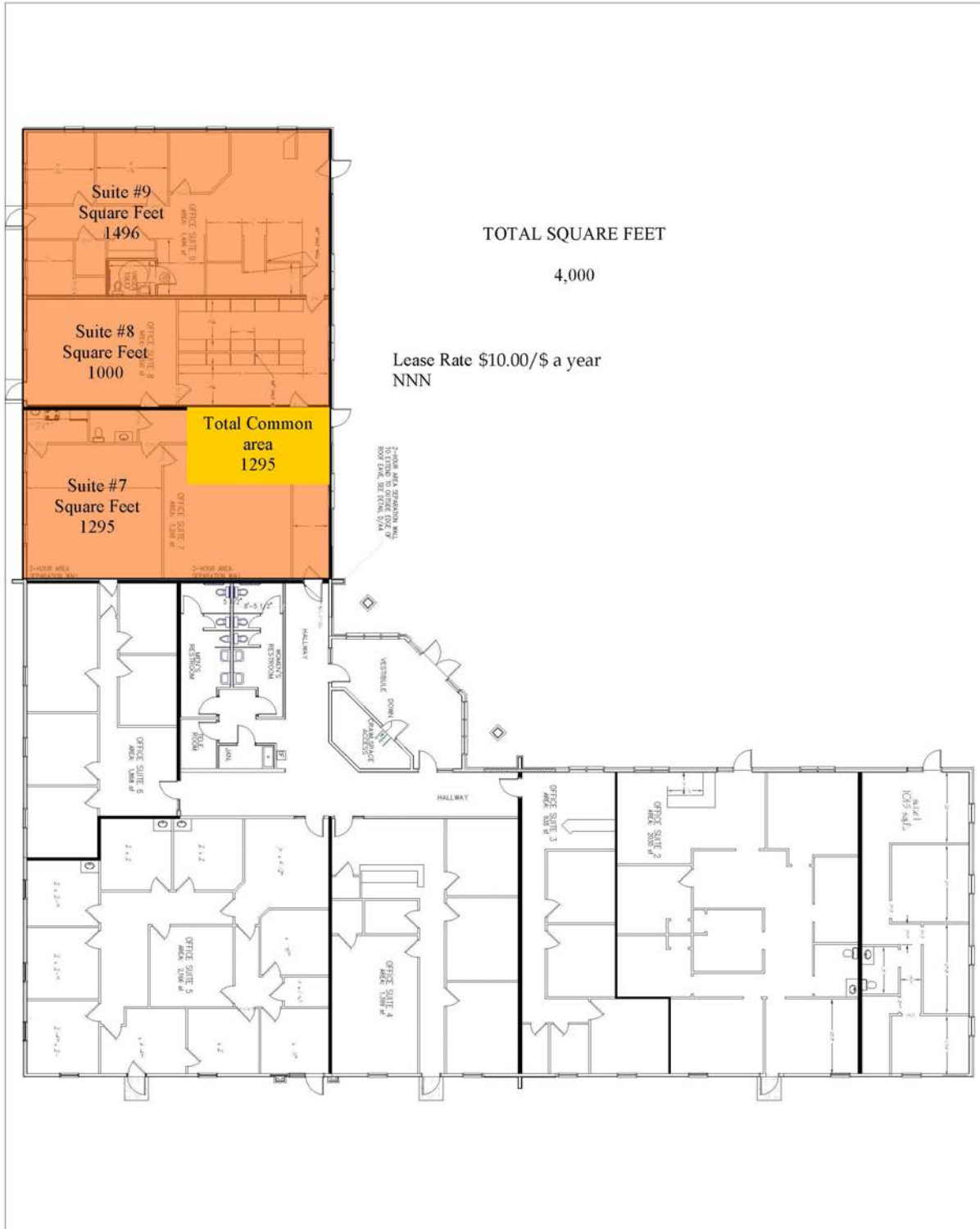
Aerial



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Floor Plans



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Photos



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Additional Photos



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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



Shane Murphy
Principal Broker
208.521.4564 Cell
208.542.7979 Office
shane@ventureoneproperties.com

Andrea Jeppesen
Agent
208.200-9696 Cell
208.542.7979 Office
annicole919@yahoo.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.