



FOR LEASE

RETAIL BUILDING AVAILABLE- 7,016 SQ.FT.

250 1st Street. Idaho Falls, ID 83401



Lease Offering

Lease Rate \$0/Negotiable

Building Size 7,016 sq. ft.

Land Size 0.84 AC

Property Highlights

- Great Location
- Large Parking Area
- Can be demised into 4 separate units



Property Overview

Property Retail Building 7,000 sq ft. Building has a little over 7000 sq ft. and can be demised into 4 separate units , has a large parking area. Property is zoned RSC-1. Great location for service shops, retail, dance studio, etc. Space #240: 4616 Sq Ft - Presently a Restaurant Supply Store with Back Warehouse (Overhead Door), Reception/Office Area, Storage Rooms, Basement Access & Bath. Space 232 is 750 Sq Ft - Previously Used for Retail, it has 2 Large Rooms plus 1/2 Bath, Space 230: 450 Sq Ft - 2 Areas, Tile Flooring in the Front Area #228: 1200 Sq Ft - Presently used for Retail.

Location Located on 1st Street between S. Emerson Ave. and S Lee Ave.

SHANE MURPHY

PRINCIPAL/BROKER
208.542.7979 OFFICE
208.521.4564 CELL
208.552.8255 FAX

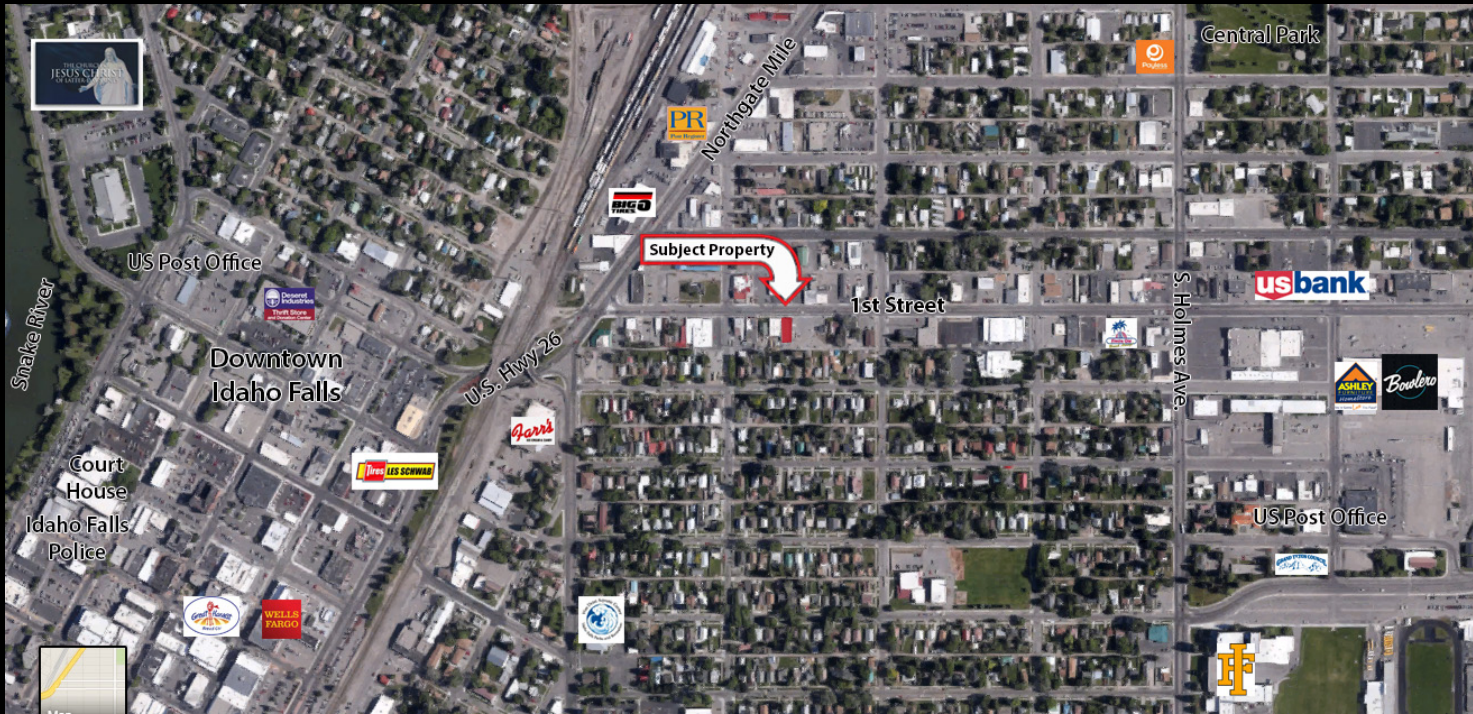
SHANE@VENTUREONEPROPERTIES.COM

434 GLADSTONE ST.
P.O. BOX 2363
IDAHO FALLS, ID 83403

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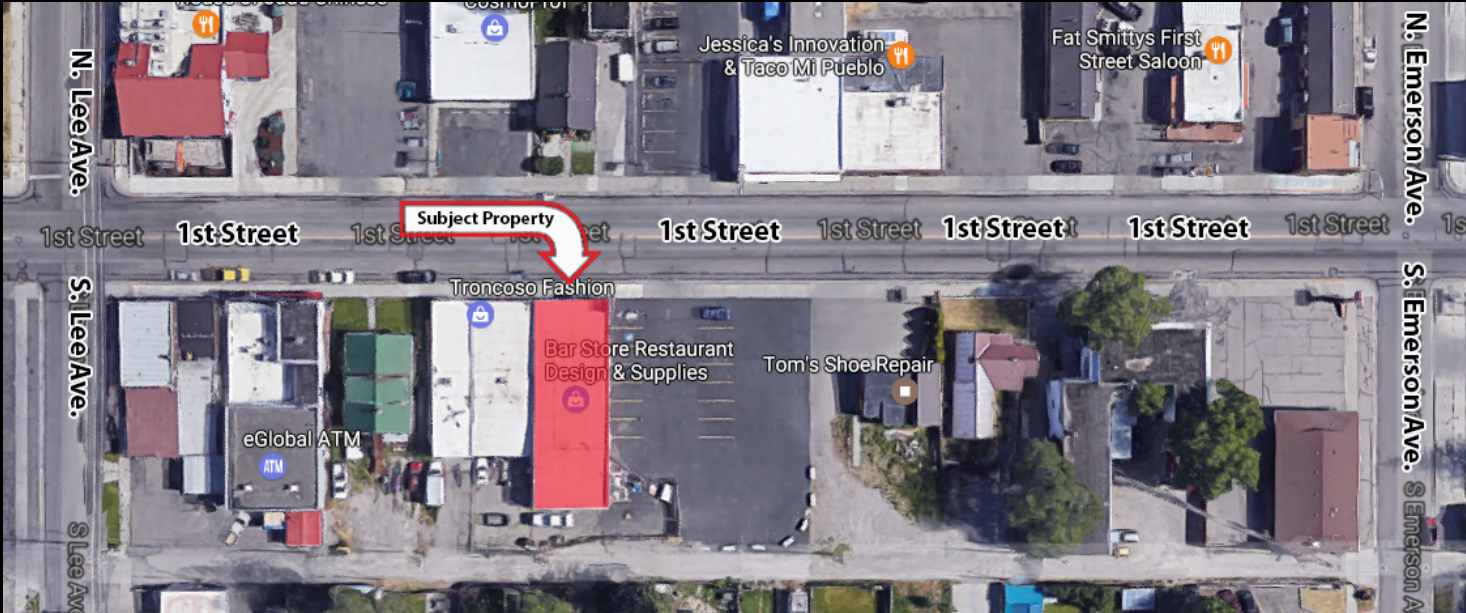
Aerial



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Plat



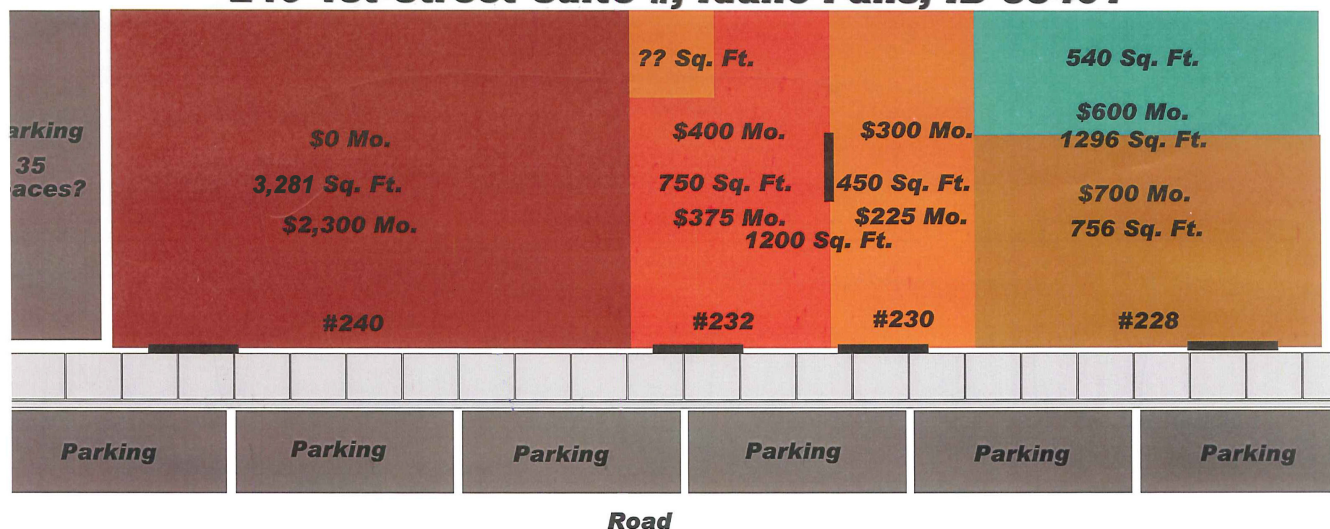
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Floorplan

Idaho Falls Property

240 1st Street Suite #, Idaho Falls, ID 83401



Lengend

- Not Occupied
- Hernandez Retail
- Hernandez Tax and Biligual Services
- BSR Idaho Falls

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Photos



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Additional
Photos



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Broker Bio & Contact



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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.