



FOR LEASE

RETAIL CONDO AVAILABLE -1530 SQ. FT.

3670 S. 25th E. Suite #1, Idaho Falls, ID 83404



Lease Offering

Lease Rate \$2,150/NNN

Building Size 1530 sq. ft.

**Office
Information**

- Property
Highlights**
- High traffic
 - High Visibility
 - Large common area parking



Property Overview

Property

Retail Condo Sale-1530 sq ft. Excellent exposure , High traffic ,High visibility End cap retail space available for lease. Property is just west of Sand Creek Commons, next to Cabela's, Broulims Grocery, Hobby Lobby, Kneaders, Kohl's, Wendy's. The current cosmetic/make up business(Callidora Spa) can be sold for \$75,000 with the Real Property. Large common area parking and located on an end cap.

Location

Located off of E. Sunnyside Rd on S. 25th E. across to the west from Cabela's.

SHANE MURPHY

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

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Aerial



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Plat



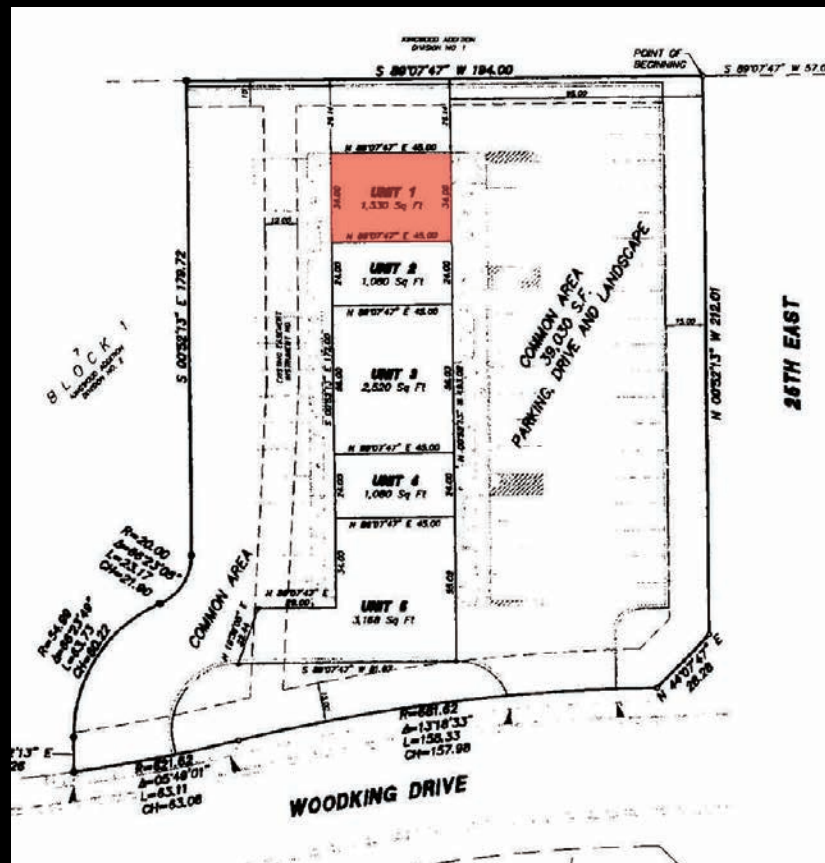
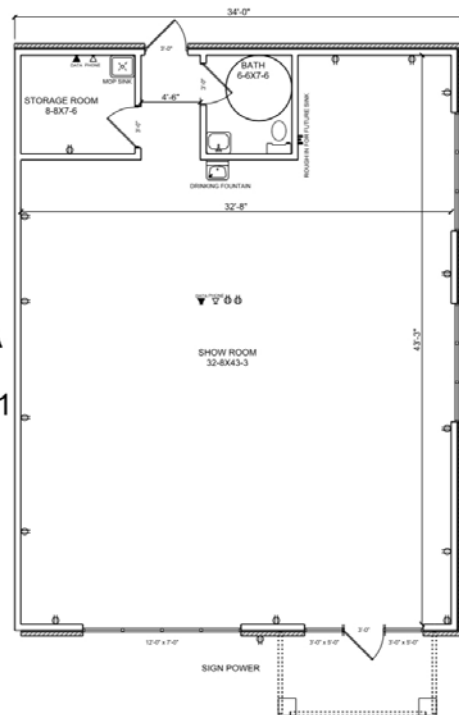
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Floorplans

CALLIDORA DAY SPA
KAYLEE DAVIS
3672 S. 25th E. SUITE 1
1530 SQ. FT.
AVAILABLE

SCALE
1/8"=1'-0"



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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.