



**FOR LEASE**

**RETAIL SPACE AVAILABLE 3000 SQ. FT.**

396 Park Ave. Idaho Falls, ID 83402



## Lease Offering

**Lease Rate** \$2100

**Retail Space** 3000 sq. ft.

- Property Highlights**
- Great Location
  - Great Retail Space
  - Located in Historic Downtown
  - Great Exposure and Visibility



## Property Overview

### Property

Retail Space Lease-3,000 sq ft- Great Retail space available Downtown Idaho Falls on the corner of Park and A. Nice open area with lots of glass front and great exposure and visibility. The space is broken up currently into three different room areas. This property is located in the CBD of Idaho Falls which is comprised of office, retail and restaurants. This building is located on the southeast corner of Park Avenue and A Street, one of the busiest corners in Historic Downtown Idaho Falls. Idaho Falls and the surrounding area is very healthy and desirable for businesses and citizens alike. It has made the Top-Ten list of many surveys such as: Sterling's BEST PLACES list #2; Inc. Magazine's BOOM TOWNS list #8; and - Milken Institute's LOWEST COST CITIES FOR DOING BUSINESS #5. Idaho Falls is centrally located near Yellowstone National Park, Jackson Hole, WY, Sun Valley, ID and Salt Lake City, UT. The city has very low energy costs, low unemployment rate and very good access to major highways and Interstate 15.

### Location

On the South East corner of Park and A downtown Idaho Falls.

**SHANE MURPHY**

PRINCIPAL/BROKER

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IDAHO FALLS, ID 83403

# Retail Space Available 3000 Sq. Ft.

396 Park Ave. Idaho Falls, ID 83402

Aerial





# Retail Space Available 3000 Sq. Ft.

396 Park Ave. Idaho Falls, ID 83402

Plat



# Retail Space Available 3000 Sq. Ft.

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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.

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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.