



FOR LEASE

RETAIL SPACE AVAILABLE 2690 SQ. FT.

3135 E. 17th St. Ammon, ID 83406



Lease Offering

Lease Rate	\$13/NNN
Total Space Available	14,500 sq. ft.
Suite Space B	2690 sq. ft.
Property Highlights	<ul style="list-style-type: none">• Located just off of main retail artery• Highly visible from 17th St.• Prime retail space adjacent to K-mart• High Traffic Count• 17th and Hitt: 72,975/day• 17th and Ammon: 45,775/day



Property Overview

Property	Property is located just east of Kmart shopping center in Ammon. Has a large parking area, also extra parking for all employees in the back. Great visibility from 17th. With traffic counts as high as 45,700 on the corner of Hitt and 17th which is west of this location.
Location	Just off of 17th and Ammon

SHANE MURPHY

PRINCIPAL/BROKER

208.542.7979 OFFICE

208.521.4564 CELL

208.552.8255 FAX

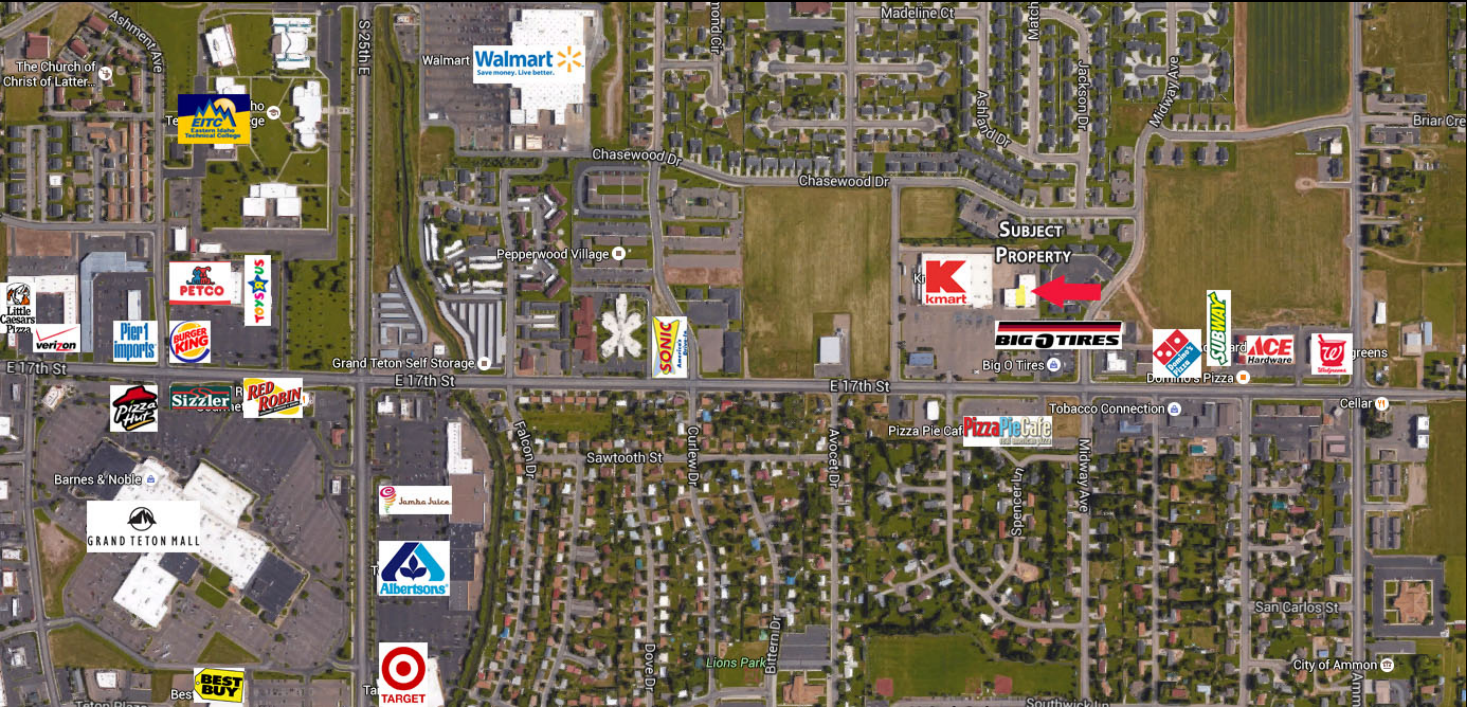
SHANE@VENTUREONEPROPERTIES.COM

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

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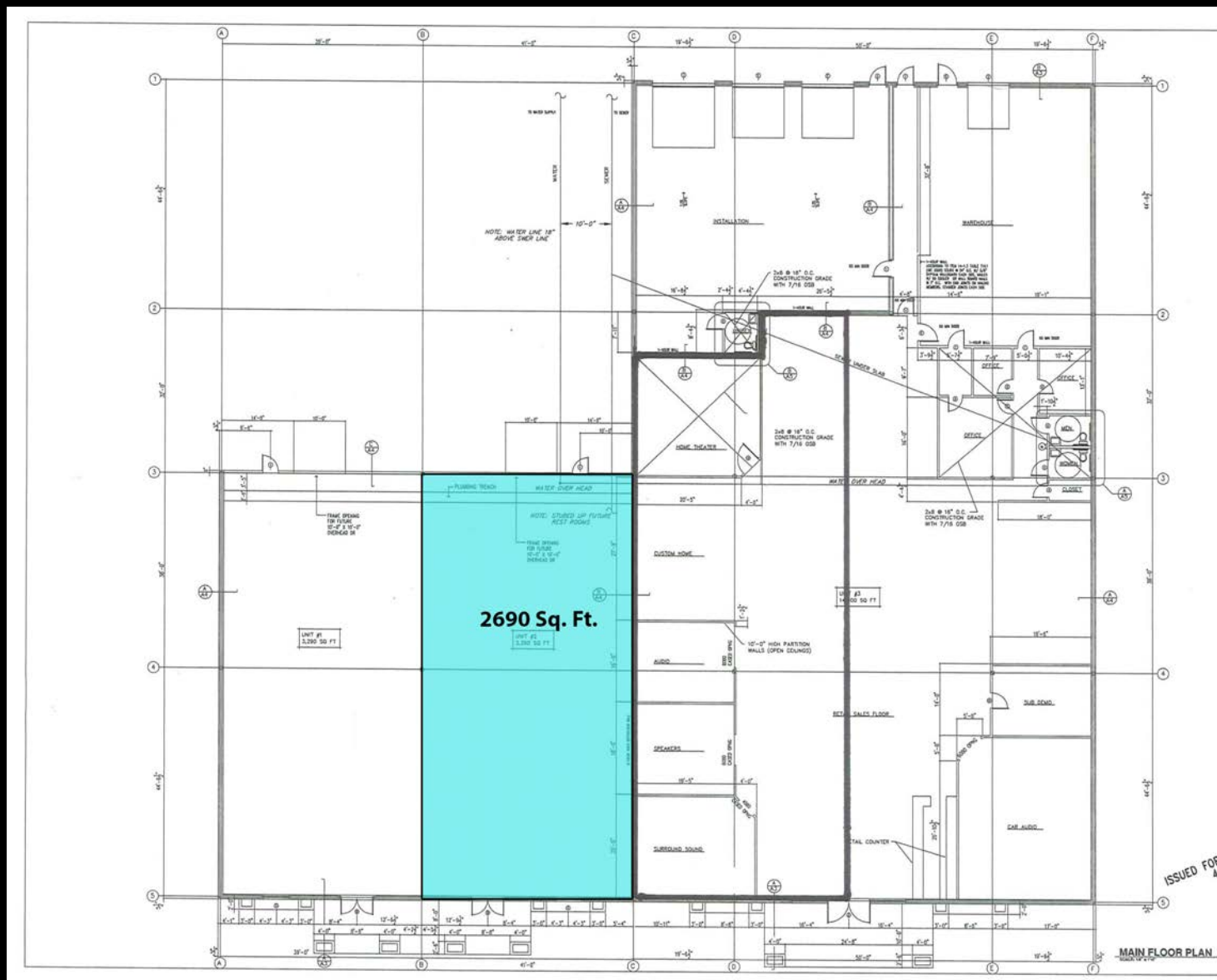
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Aerial



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Floor Plan



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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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Principal Broker
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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.