



FOR LEASE

RETAIL SPACE AVAILABLE 4200 SQ. FT.

3135 E. 17th St. Ammon, ID 83406



Lease Offering



Lease Rate \$12/NNN

Total Space Available 14,500 sq. ft.

Suite Space #1 4200 sq. ft.

Suite Space #2 10,300 sq. ft.

Property Highlights

- 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

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SHANE@VENTUREONEPROPERTIES.COM

434 GLADSTONE ST.

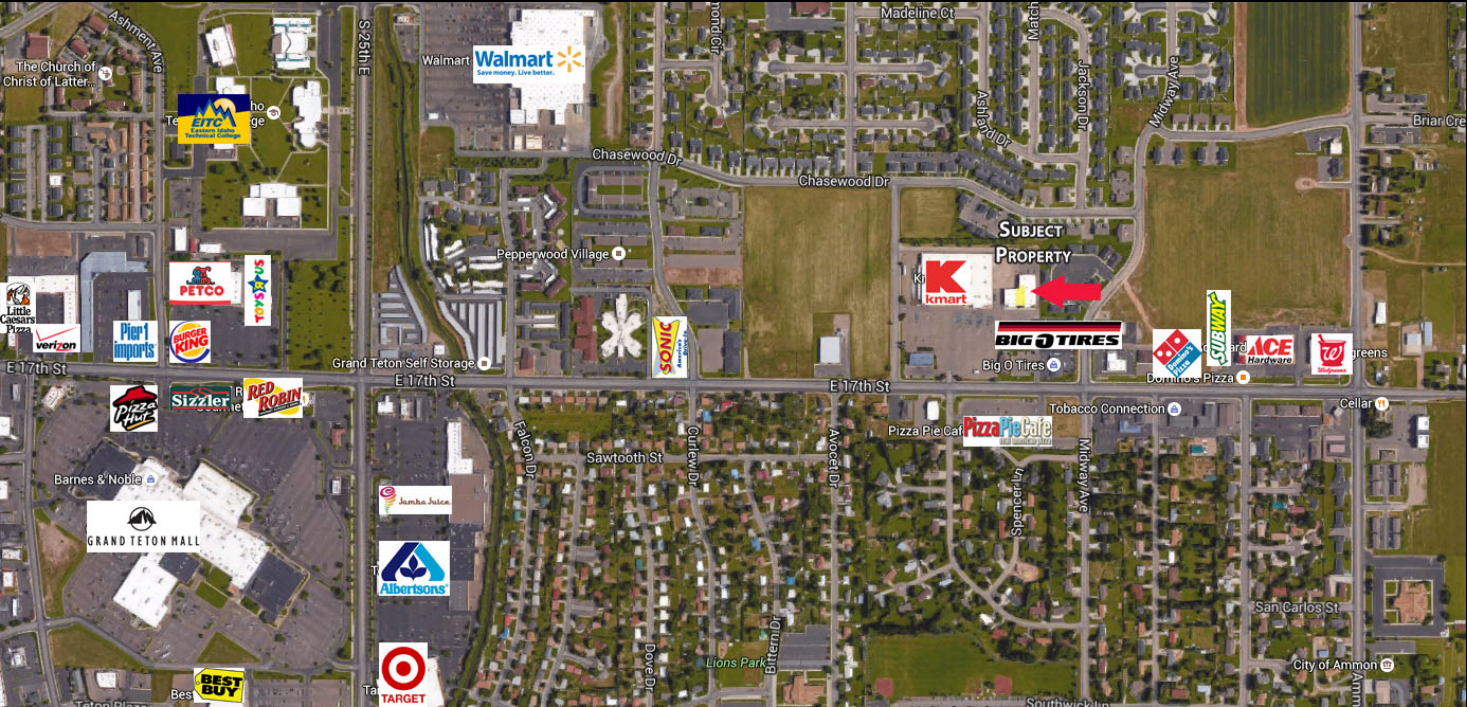
P.O. BOX 2363

IDAHO FALLS, ID 83403

Retail Space Available 4200 Sq. Ft.

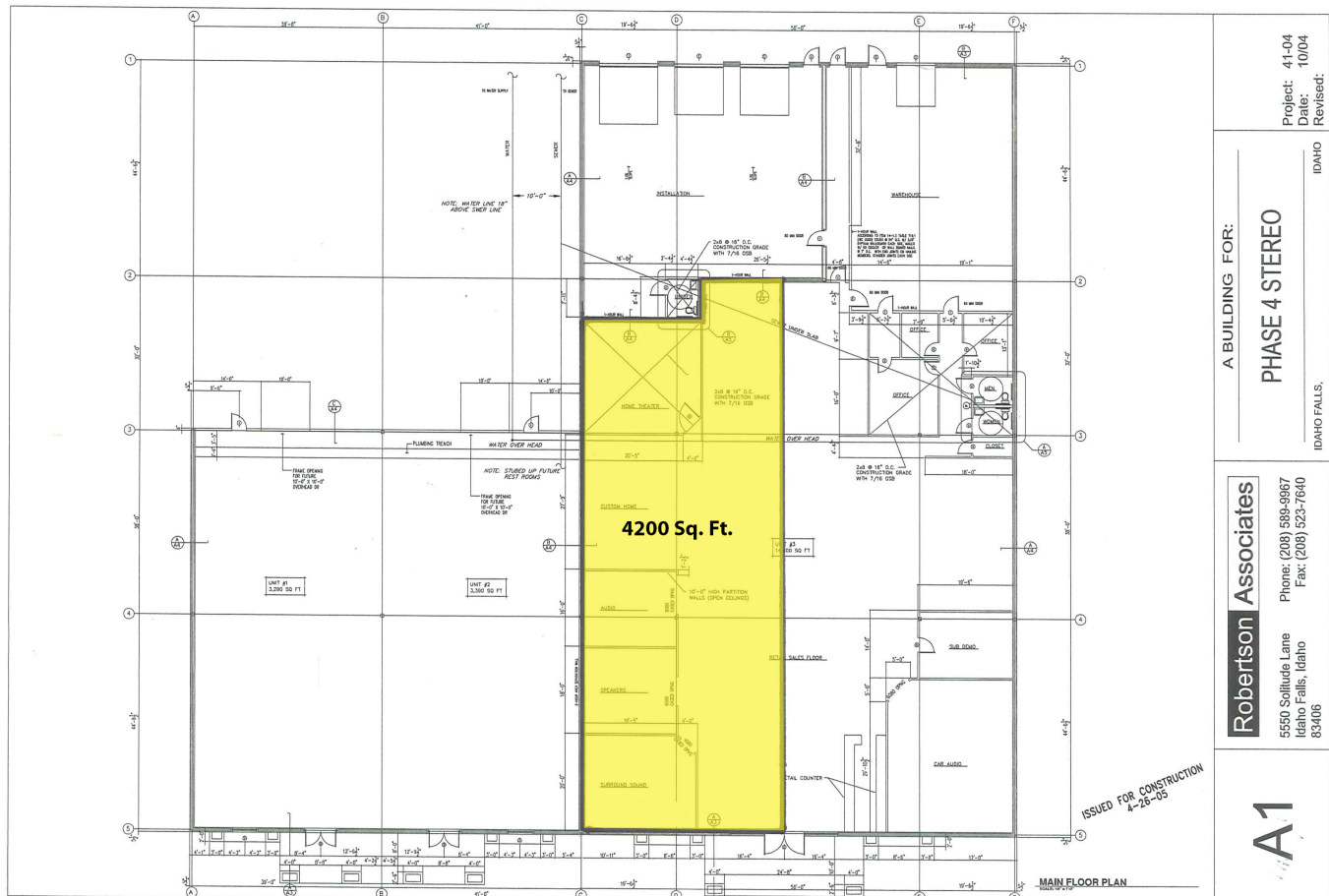
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Aerial



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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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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.