



FOR SALE

Professional Office Building 22,036 Sq ft.

346 Grand Loop Rexburg, ID 83440



Sale Overview

Sale	\$2,300,000
CAP Proforma	8.65
Building Size	22,036 Sq Ft.
Land Size	1.86 AC
Property Highlights	<ul style="list-style-type: none"> • Energy Efficient • Built in 2008 • Great location near BYU



Property Overview

Property	<p>Quality, near new, professional building in well established professional park. All leases are true triple net @ \$12.27/avg plus tenants pro-rated portion of common expenses. Expenses are paid by owner and billed out to tenants. Total SqFt on building is 22,036 stated in appraisal while the billable space is 18,276(2,134 is common area space) total Billable space is 20,410. All Tenants ave been in place since 2009.</p> <p>Primary Exterior: Concrete Board. Crawl space is approx 5' deep. Tenants are: Navex Global, Sandcreek Finaancil, LLC, Bitesize , LLC, Maura, LLC & /Farmers Insurance.</p> <p>Rexburg is the home of BYU-Idaho, a privately owned university of the LDS church. BYU-I runs a full three semester track vs. a standard two semester track allowing more students to stay year round thus increasing the strength of the local economy and the community. The capacity of BYU-I is not at its peak and there is a 20% increase scheduled by fall of 2015. With only 1/3 of the real estate owned by BYU-I having been developed so far, the future is bright and optimistic. The quality of the students graduating from the university attract many business' s from across the country. Many business owners look to Rexburg as a great source of employment and efficiency to run a business as the local area offers excellent living conditions and low cost of living.</p>
Location	US-20 E/Ribgy , take exit 332 , turn onto S Highway 191 to Grand Loop

SHANE MURPHY

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346 Grand Loop Rexburg, ID 83440

This is an aerial map of Rexburg, Idaho, with various commercial logos overlaid. The map shows a grid of streets including W. Main St., Johnson St., S. 5th W, S. 4th W, W 4th S, and University Blvd. Highway 20 runs vertically on the left, and Highway 33 runs horizontally at the top. Highway 191 runs diagonally from the bottom left towards the center. Key locations marked include Rexburg Golf Course, Rexburg High School, Brigham Young University (BYU), and several apartment complexes like The Village Rexburg, Nauvoo House Apartments, and Mesa Falls Apartments. A red arrow points to a yellow-shaded area labeled 'Subject Property' located between Johnson St. and S. 5th W. Numerous commercial logos are scattered across the map, including McDonald's, Subway, Burger King, American Inn, Applebee's, and many others.

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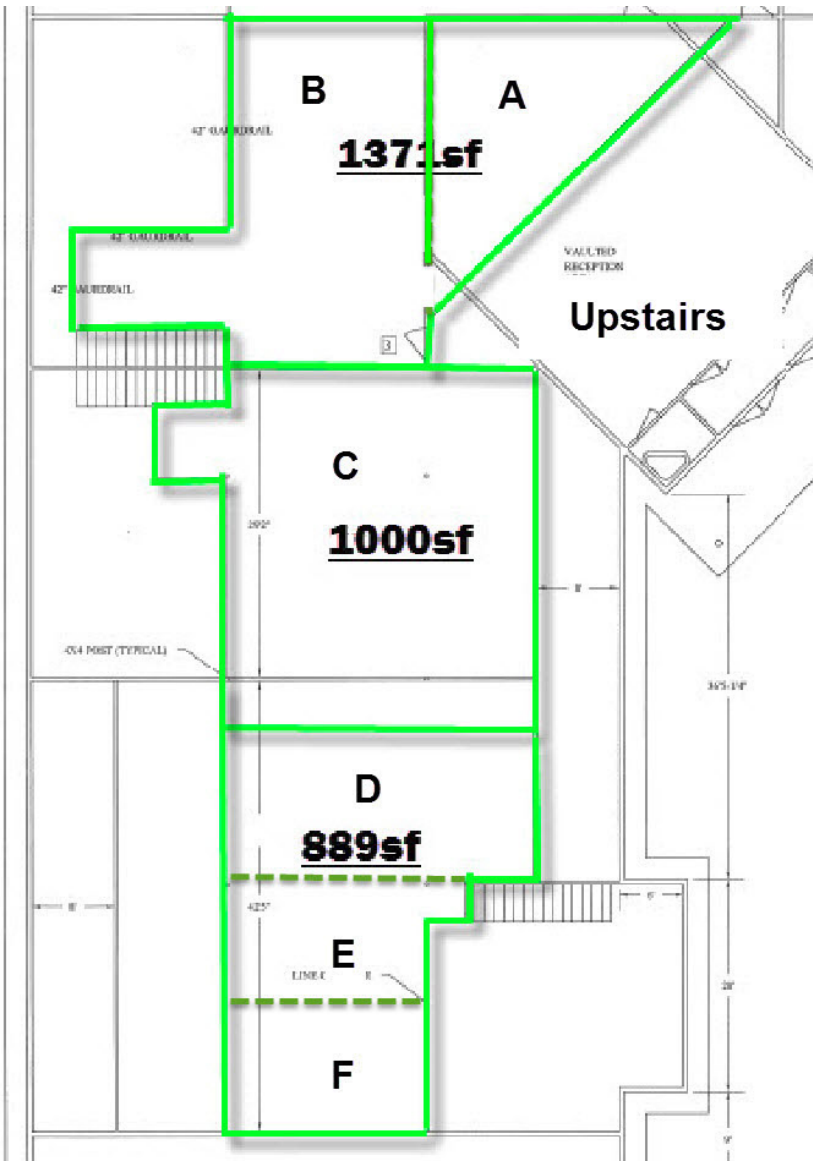
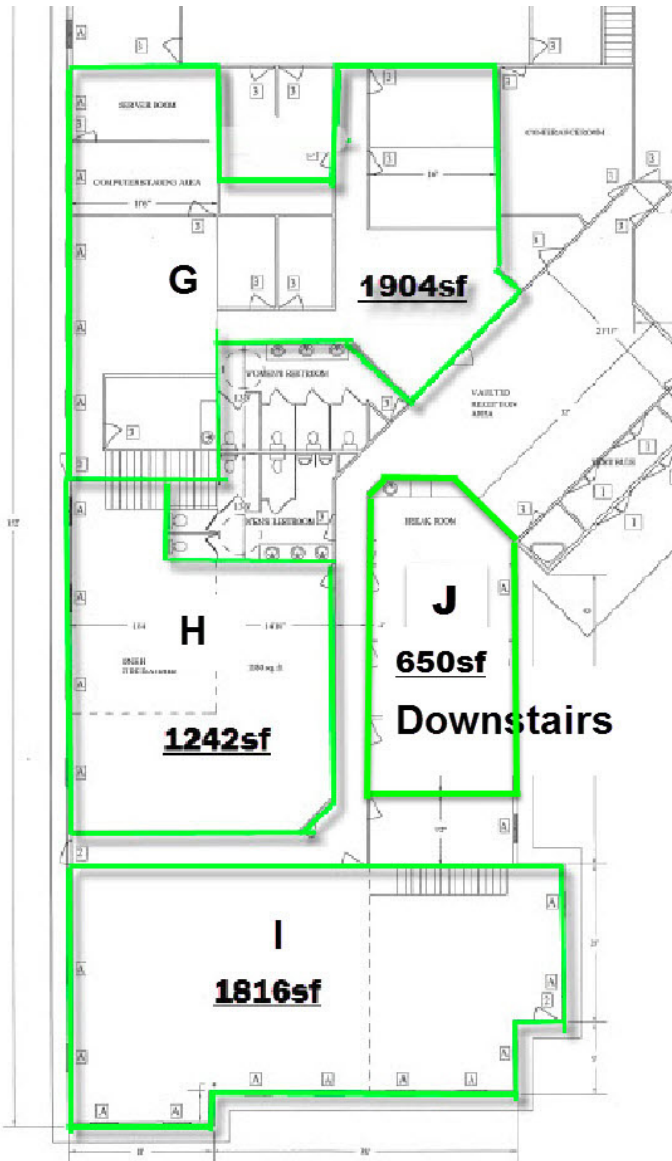
Plat



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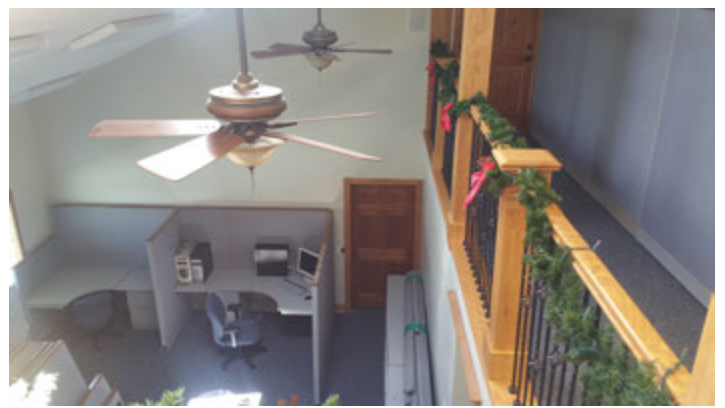
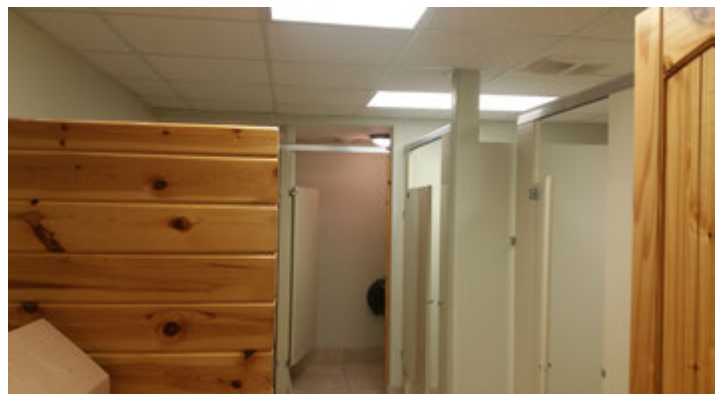
Floorplans
Main/Upper



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Photos



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Broker Bio & Contact



Shane Murphy

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.