



## Multi-Use Investment Opportunity

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## 636 Pershing Ave, Pocatello, ID

### Highlights

- Centrally located near arterial through Pocatello
- Easy access just off Yellowstone Highway
- Surrounded by many national and regional retailers
- Pylon signage available
- Multi-use building with three residential 2 Bed/1 Bath units approximately 5,529 SF of vacant office space

## Price \$700,000



# For Sale

## Property Information

<b>Property Type</b>	Investment
<b>Building Size</b>	8,058 SF
<b>Land Size</b>	0.46 Acre
<b>Parking</b>	3.84/1,000
<b>Price/SF</b>	\$86.87
<b>Access</b>	Call Agent

## Demos

	<b>1 Miles</b>	<b>3 Miles</b>	<b>5 Miles</b>
Population	12,549	60,253	74,900
Households	5,082	23,200	28,330
Avg. Income	\$63,452	\$76,533	\$79,899

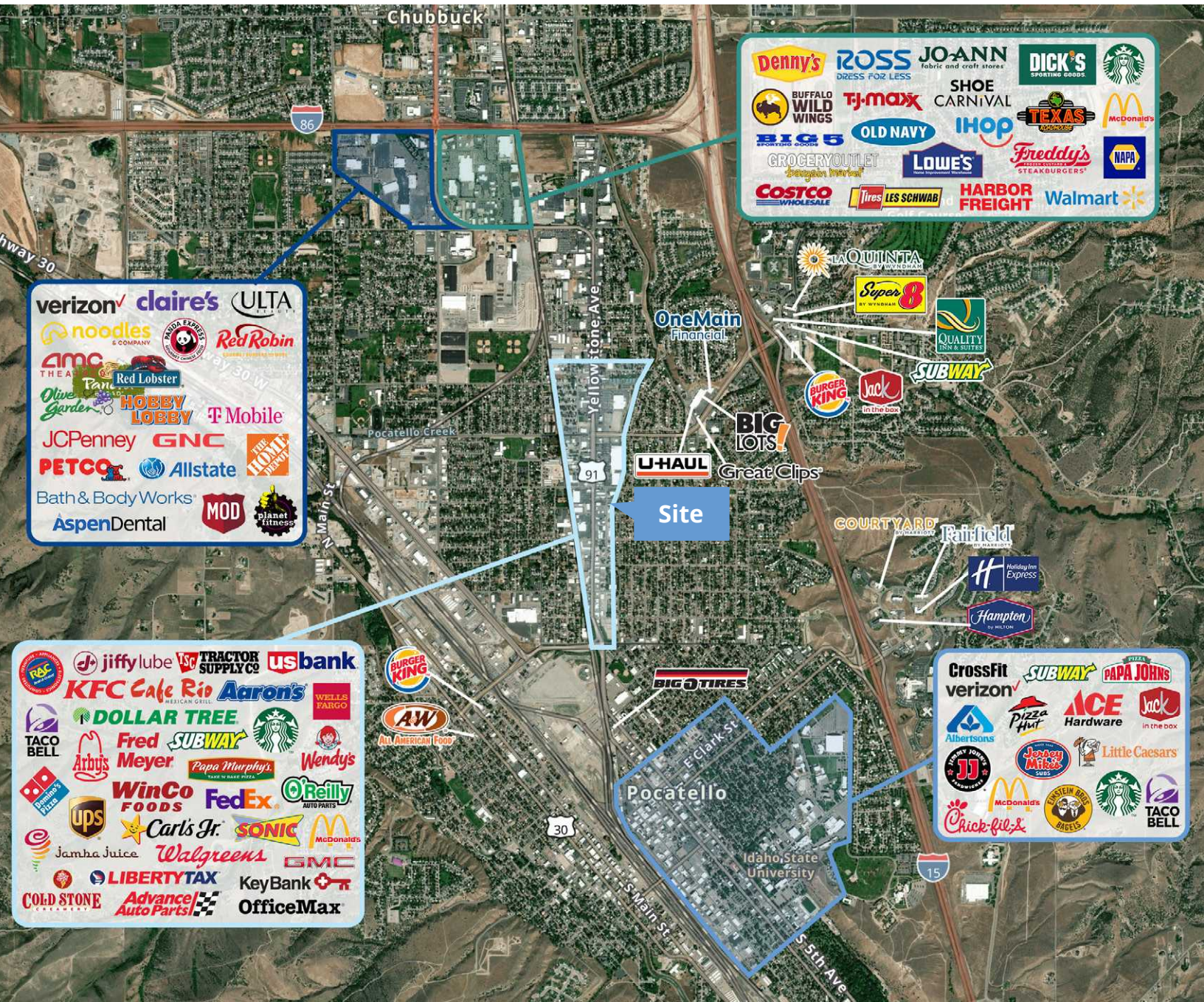




# Location

 Google Map

 Street View



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