

FOR SALE

# 2350 Via Caporatti Drive

Pocatello, Idaho

## Highlights

- Alliance Title is moving to a new location approximately November 2024
- The sale includes the tenant Rocky Mtn. Artificial Limb & Brace in Suite B
- Immediate access to I-15
- Adjacent to Portneuf Hospital
- Views of the Valley
- Medical Business District
- Two Tenant Building

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**Asking Price:**

# \$1,950,000

*-Let's Talk***CONTACT US****Don Zebe**

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# For Sale

## Unit Square Footage Per Leases

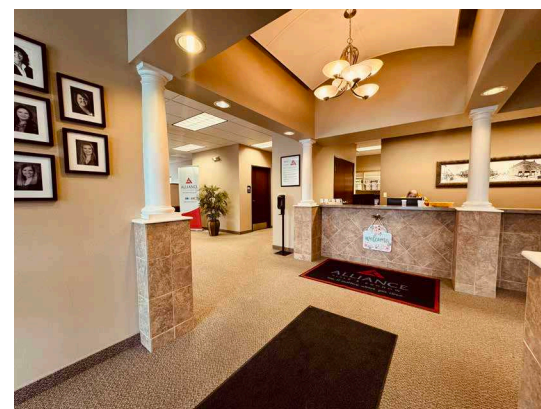
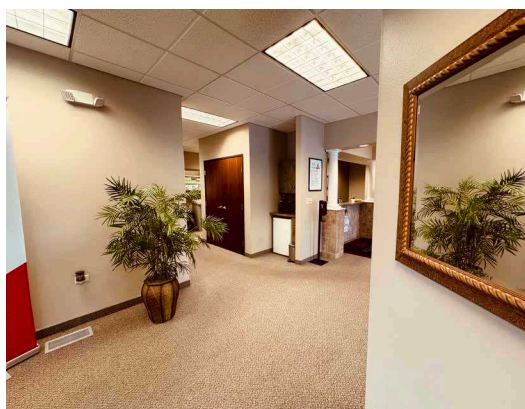
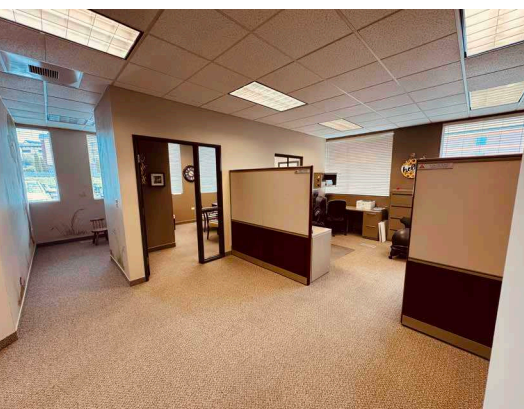
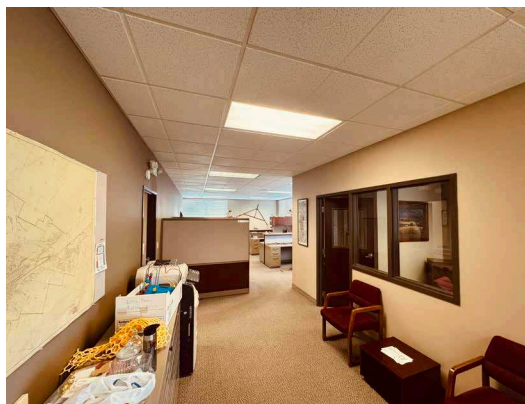
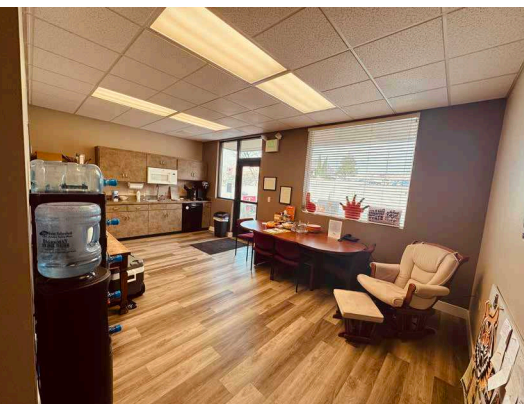
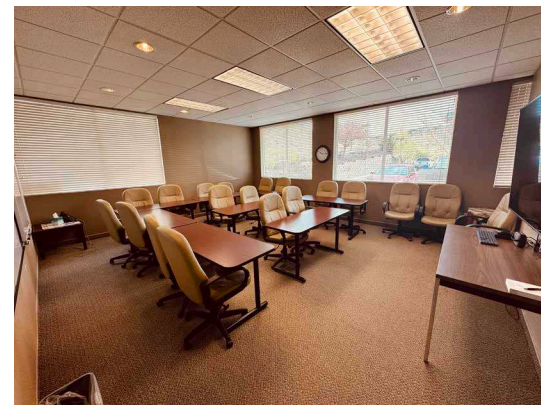
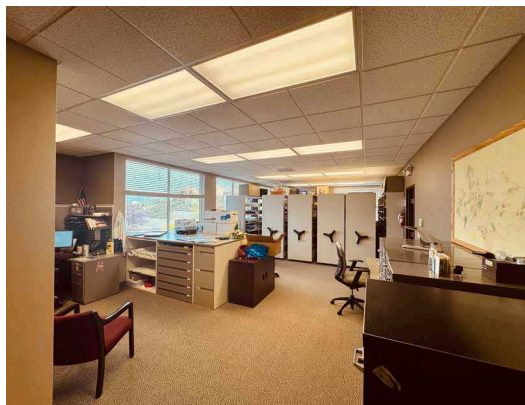
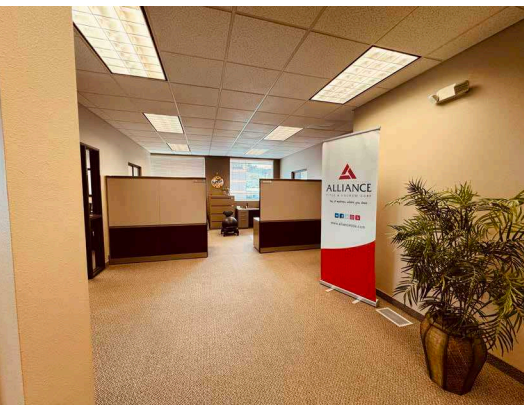
Suite	Size	Availability
A	5,153 SF	Vacant approx. Nov. 2024
B	approx. 2,500 SF	Rocky Mtn. Artificial Limb & Brace

## Property Information

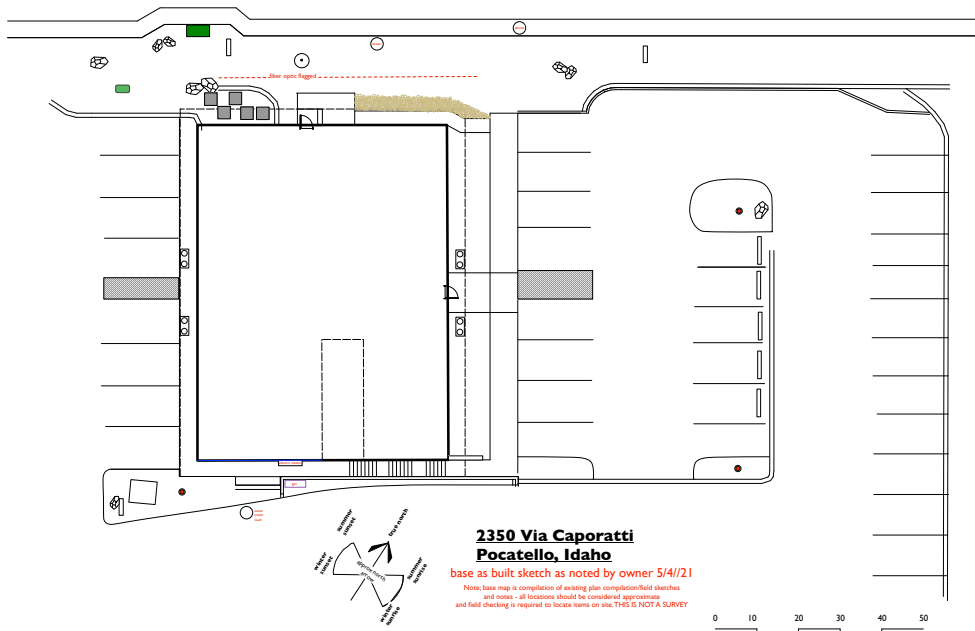
<b>Property Type</b>	Office
<b>Land Size</b>	0.64 Acres
<b>Building Size</b>	7,375 SF
<b>Parking</b>	33 Surface Spaces
<b>Access</b>	Contact Agent Do Not Disturb Tenants

## Demos

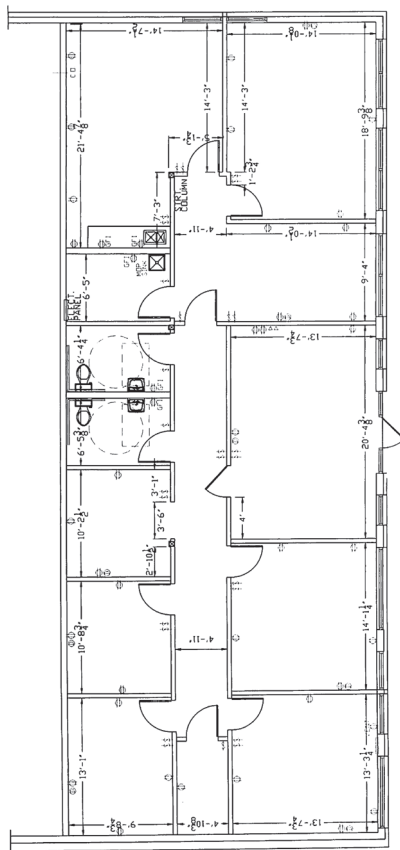
	1 Miles	3 Miles	5 Miles
Population	6,463	48,928	74,348
Households	2,444	18,858	28,203
Avg. Income	\$85,493	\$76,736	\$80,463



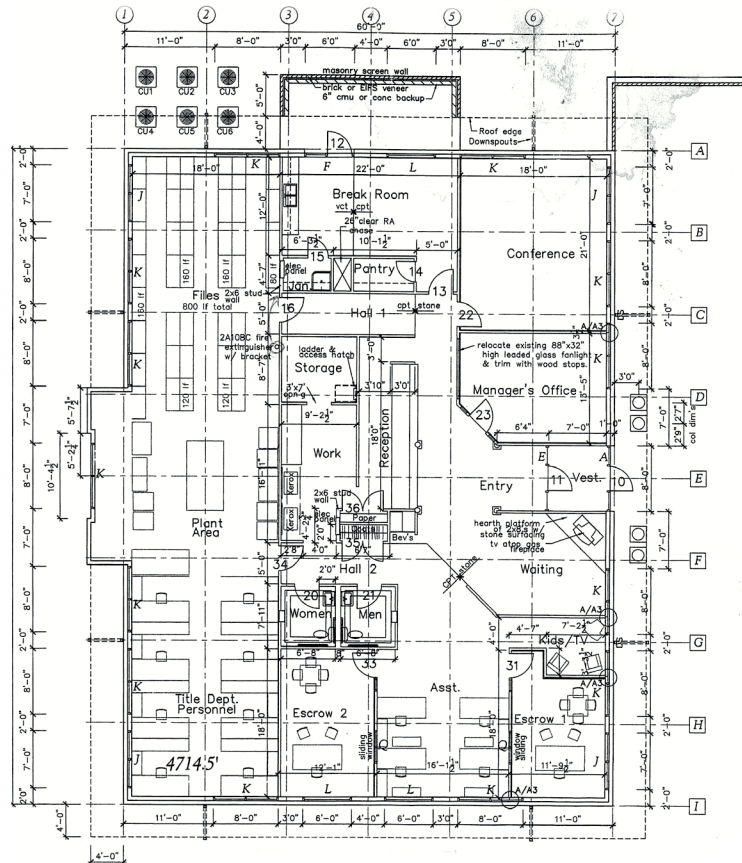
# Site Plan



# Floor Plans



Rocky Mountain Artificial  
Limb & Brace



Alliance Title & Escrow Corp



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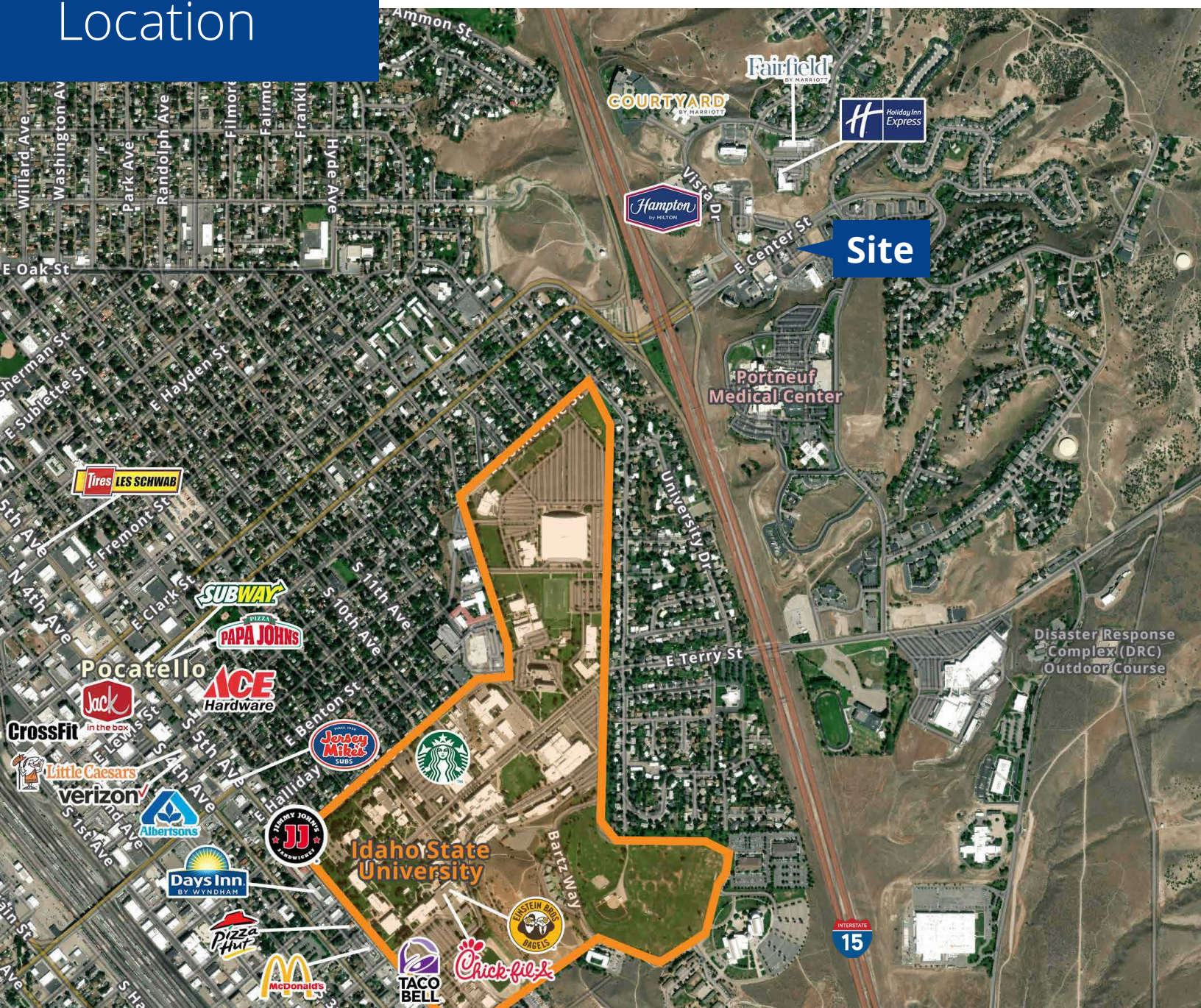
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# Location

 [Google Map](#)

 [Street View](#)



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