



For Sale

Serenity

512 2nd Avenue N. | Twin Falls, ID 83301

Highlights

- Current use- funeral home
- Crematorium
- Corner lot
- Downtown location
- Living quarters and yard
- 6,300 VPD on 2nd Avenue

Property Details

Property Type	Commercial
Building Size	4,613 SF
Land Size	0.287 Acres
Sale Price	\$750,000.00
Parking	Paved road

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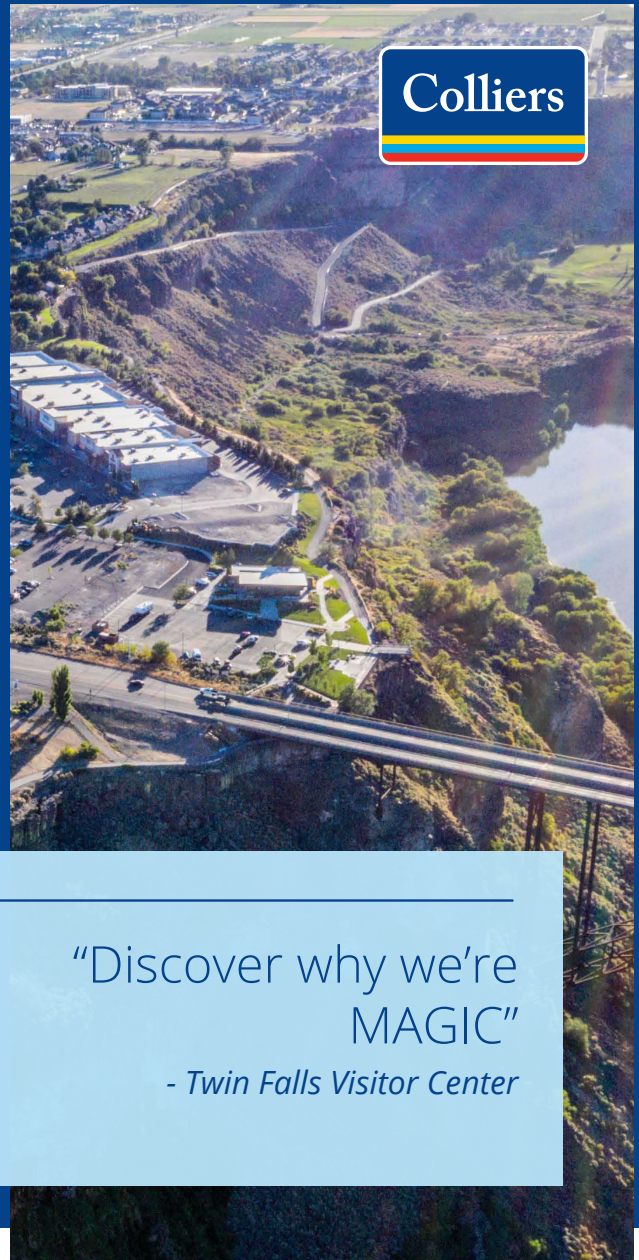
Local Overview | Twin Falls, ID

Twin Falls is the hub community of the seven-county south-central Idaho region known as the Magic Valley. Twin Falls combines the best of small-town living with the retail, commercial and support services necessary for meeting individual and family needs. The community lies on the edge of the spectacular Snake River Canyon with the Snake River running over 500 feet below. Spanning the mighty Snake is the renowned Perrine Bridge, one of the world's top spots for year-round BASE jumping.

Abundant natural resources, cultural events and a pro-business environment have drawn major employers like Chobani, Clif Bar and Glanbia Nutritionals to the region. A strong job market, downtown redevelopment and job creation support continued growth.

Resources:

www.visitsouthidaho.com



“Discover why we’re
MAGIC”
- Twin Falls Visitor Center

Twin Falls Fast Facts



2023
population

54,556



Unemployment
Rate

2.1%



2023 Average Household
Income

\$80,443



Average
Weather

63°

Area Accolades

#2

Fastest-Growing US
States- Idaho

2023 World Population Review

#5

Best Performing Small
City - Twin Falls

FEB
2024



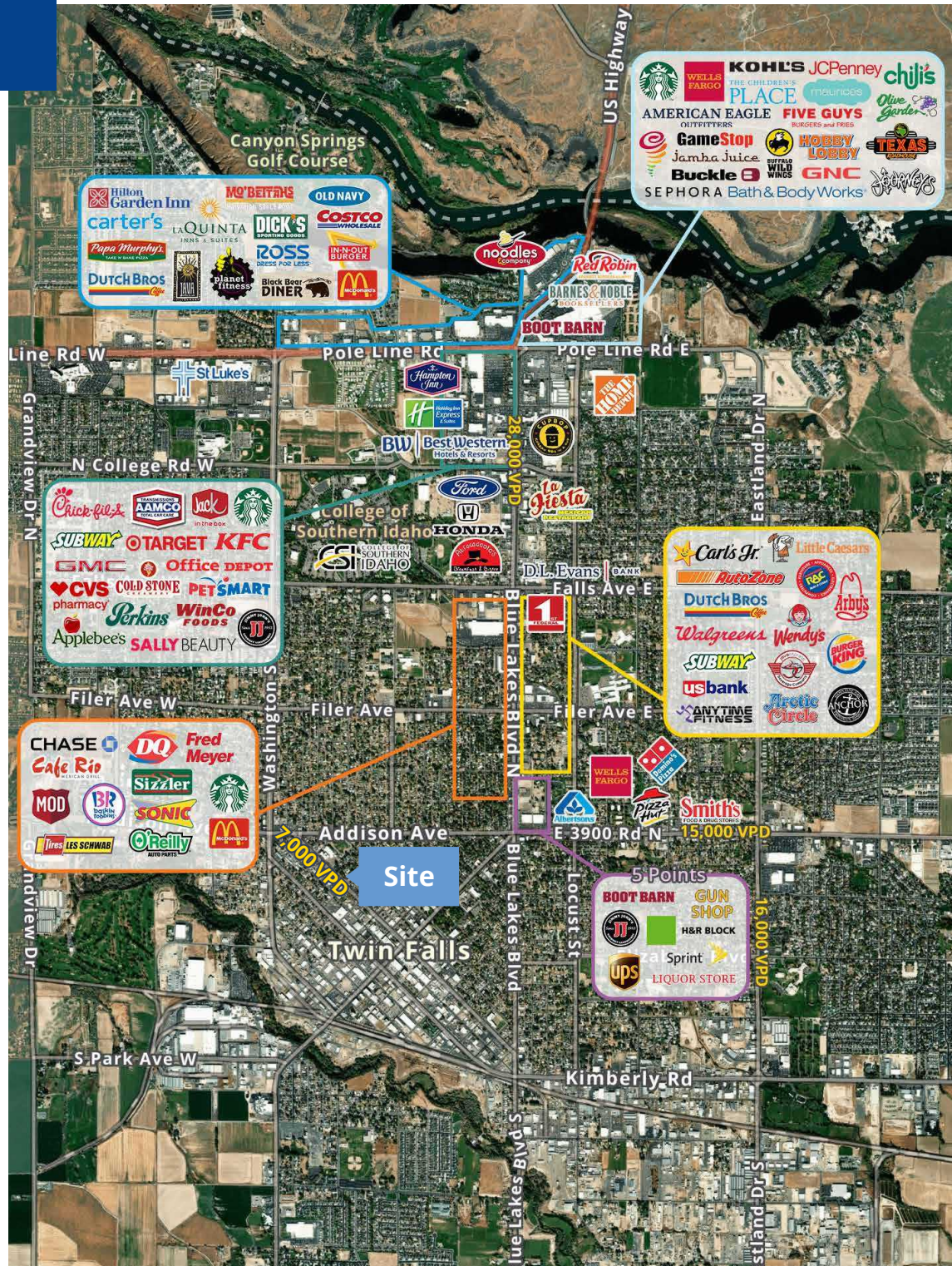
Location



Google Map



Street View



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