

# TOK DOWNTOWN IDAHO FALLS OFFICE/RETAIL BUILDING

COMMERCIAL

CORNER LOT OPPORTUNITY WITH EXCLUSIVE PARKING FOR SALE OR LEASE | 320 A STREET | IDAHO FALLS, ID 83402



## CONTACT

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## HIGHLIGHTS

One-of-a-kind Idaho Falls office building in premier downtown location, conveniently located to restaurants, retail shops and City/County services.

Prominent downtown location in landmark building with eye-catching exterior.

Floor to ceiling windows spanning both main level and second floor.

Extremely rare, and exclusive adjacent parking lot dedicated to the building.

Highly visible corner location at A Street and Shoup Avenue.

Clean, professional interior finishes.

Property features include a second floor turnkey office layout, floor to ceiling windows, with furniture included. The main floor layout that allows for an assortment of creative uses. Floor to ceiling glass and a lower level that lends itself to a training facility, break areas, employee gathering facility, storage/archive facility and more.

**PROPERTY TYPE:** Office/Retail

**BLDG. SIZE:** 22,283 SF

**DIVISIBILITY:** 5,500 SF

**SALE PRICE:** \$3,600,000

**PRICE PER SF:** \$161.51/SF

**LEASE RATE:** \$7.00/SF - \$18.00/SF

**LEASE TYPE:** NNN

**AVAILABLE:** Immediately

## DETAILS

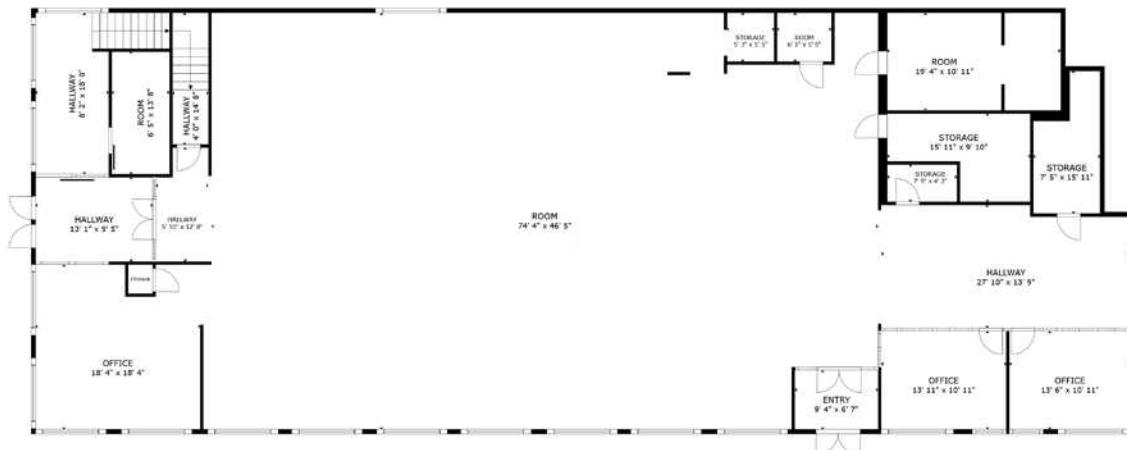


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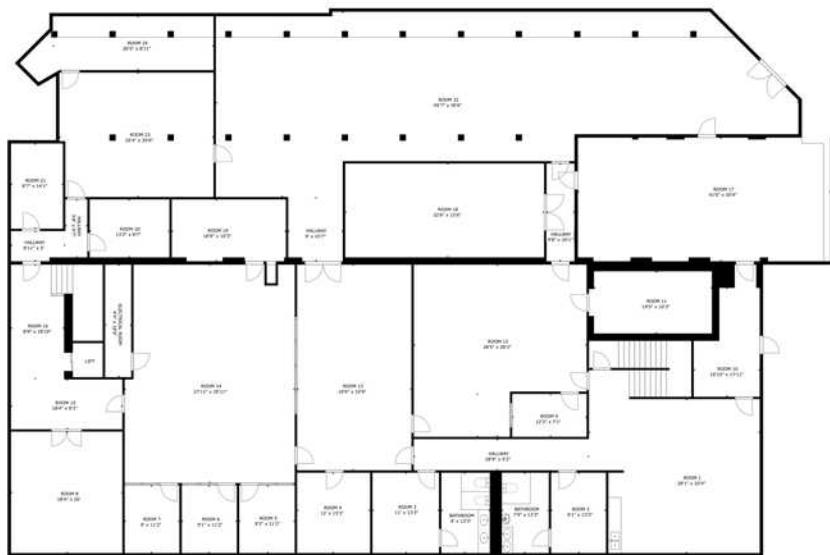
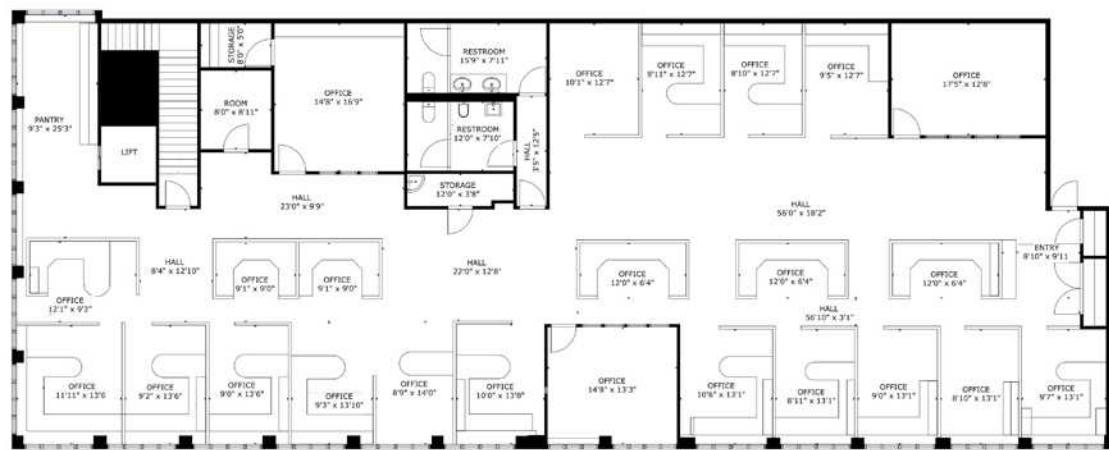
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**2ND LEVEL | 5,722 SF**

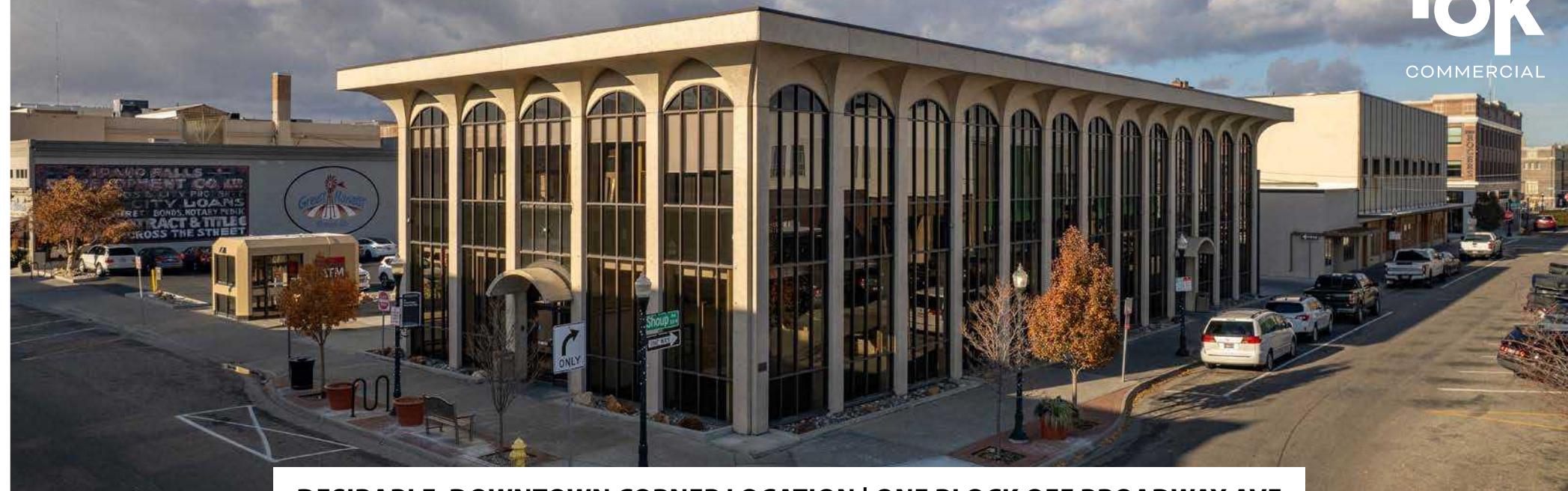


**BASEMENT LEVEL | 11,002 SF**

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**DESIRABLE, DOWNTOWN CORNER LOCATION | ONE BLOCK OFF BROADWAY AVE**



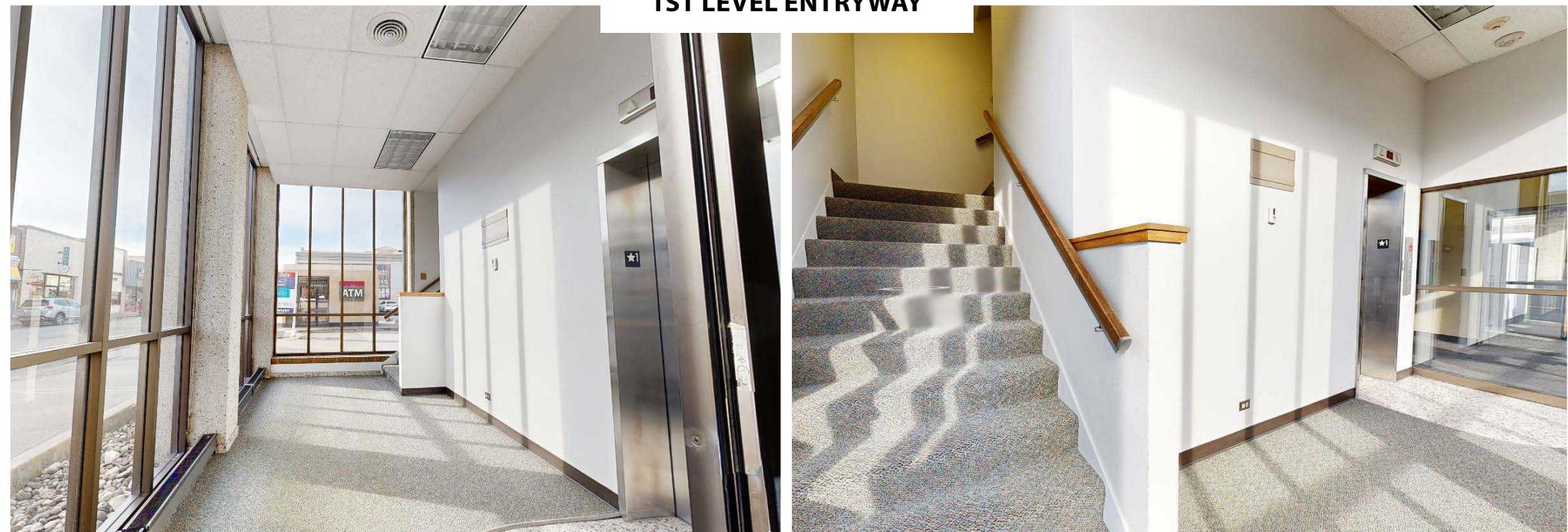
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1ST LEVEL ENTRYWAY



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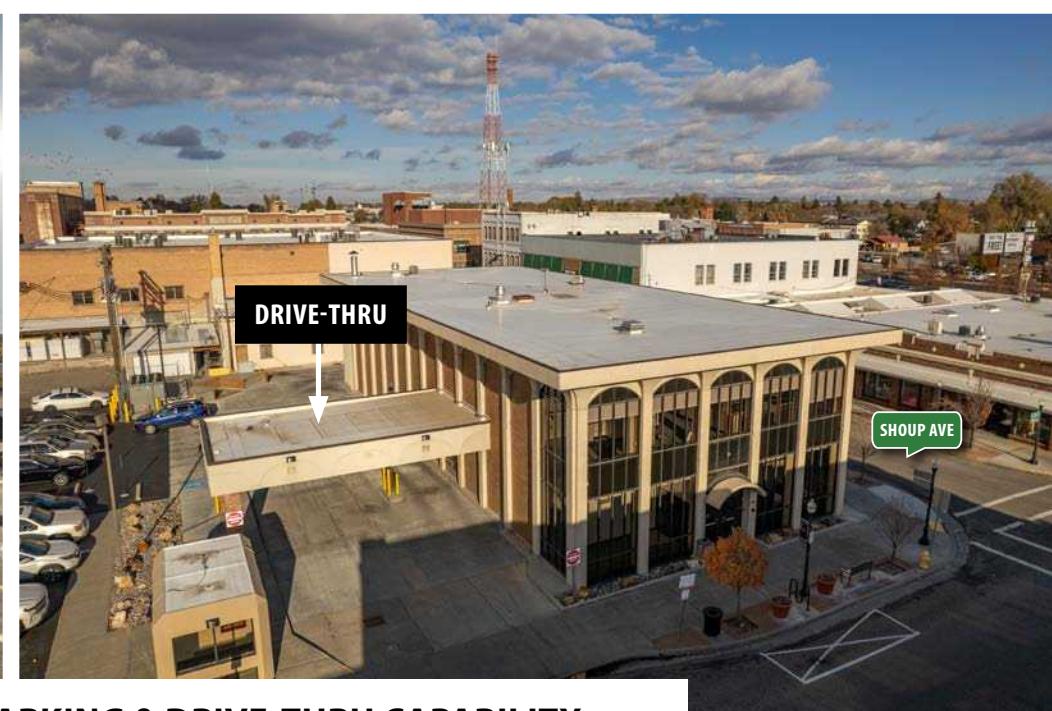


## 1ST LEVEL | FORMER BANK

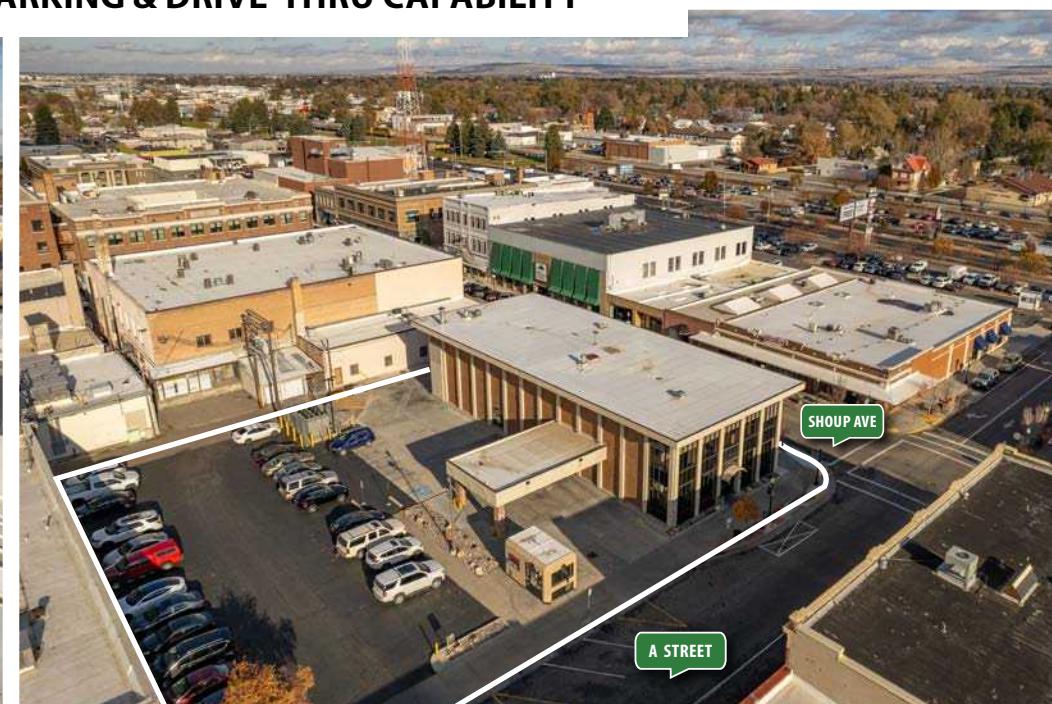
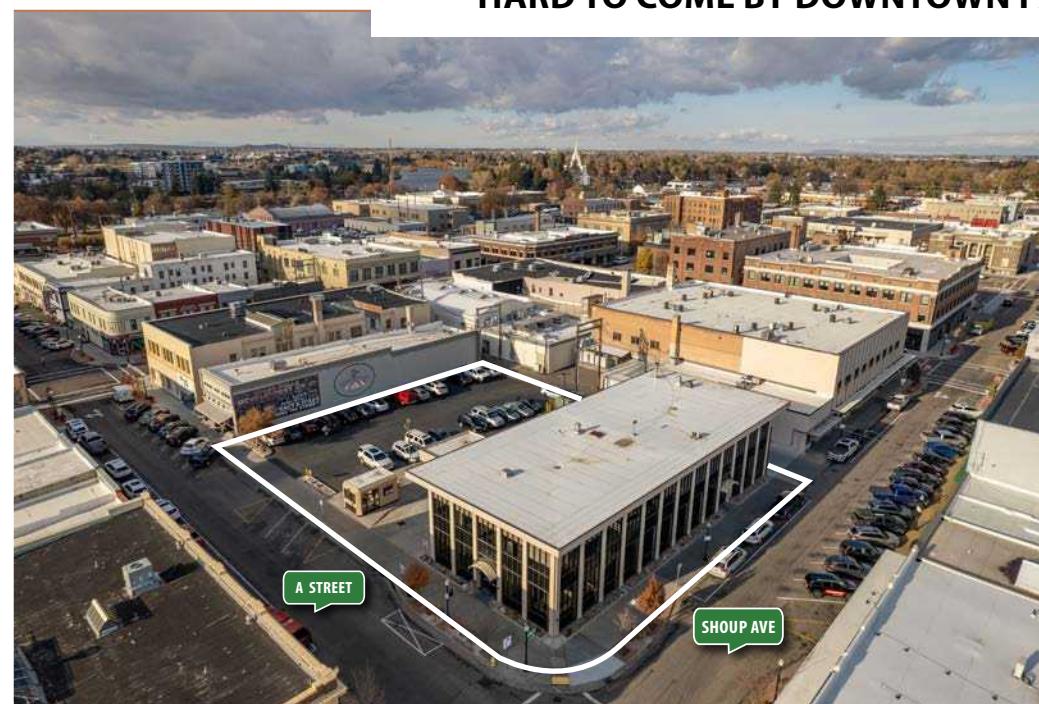
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**HARD TO COME BY DOWNTOWN PARKING & DRIVE-THRU CAPABILITY**



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