

# DOWNTOWN IDAHO FALLS OFFICE/RETAIL BUILDING

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.

## DETAILS



**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

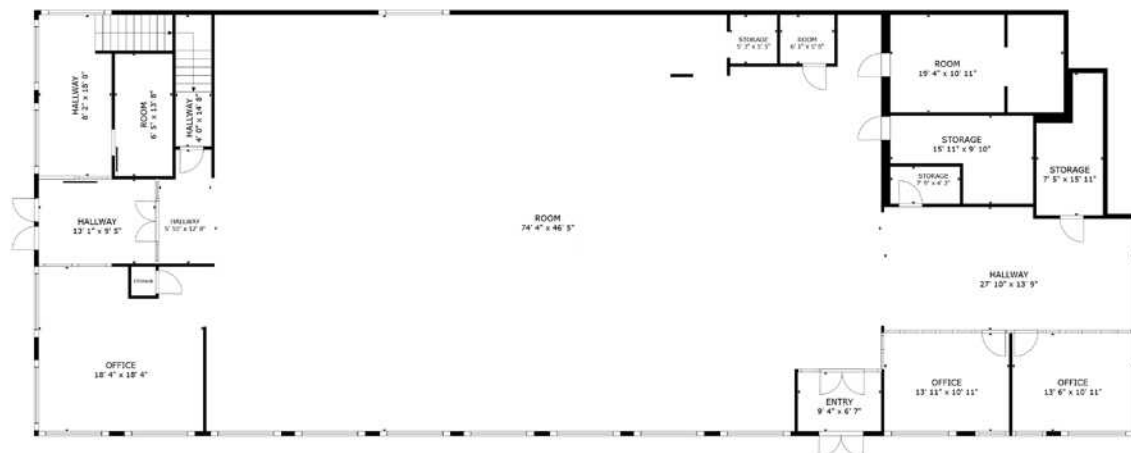
**LEASE TYPE:** NNN

**AVAILABLE:** Immediately

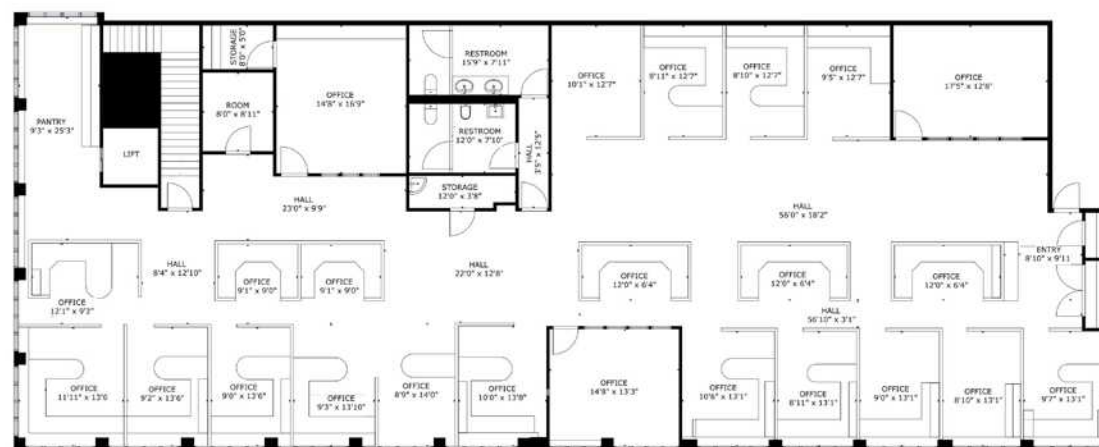
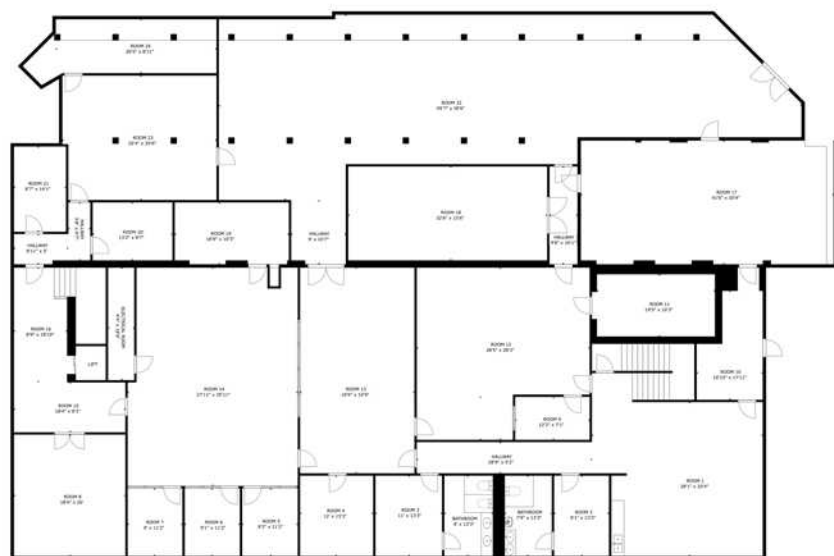
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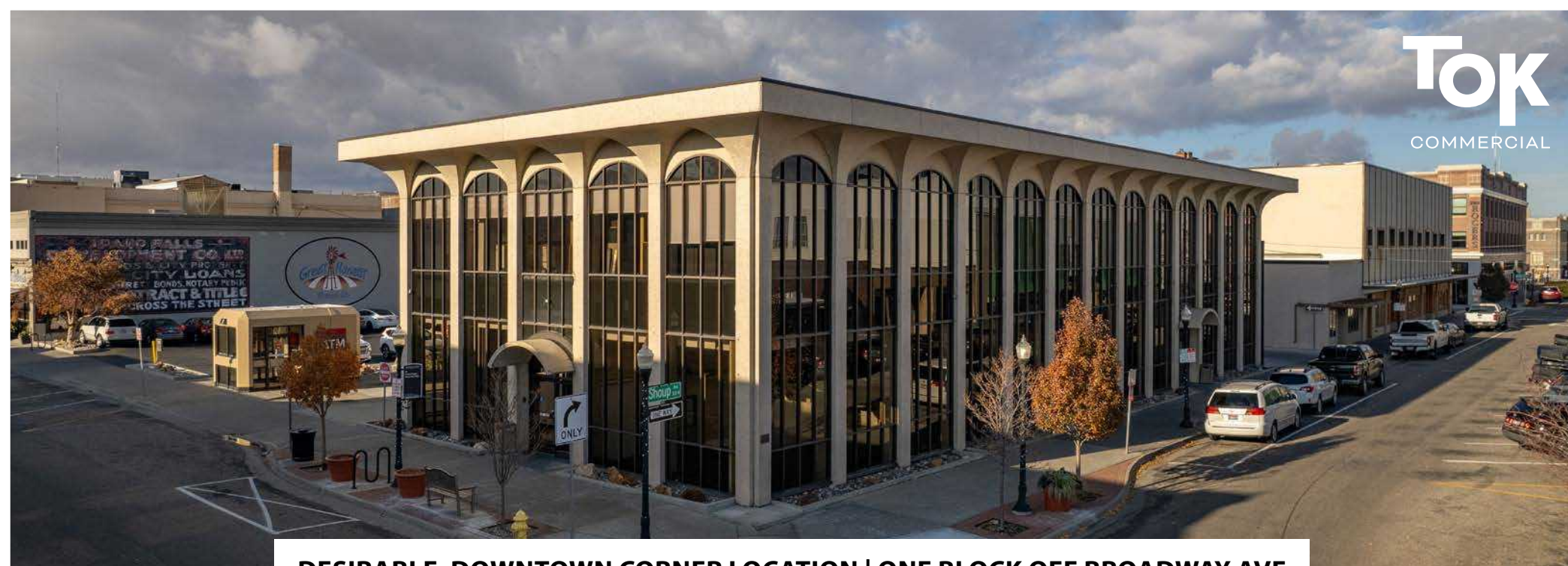
**2<sup>ND</sup> LEVEL | 5,722 SF**



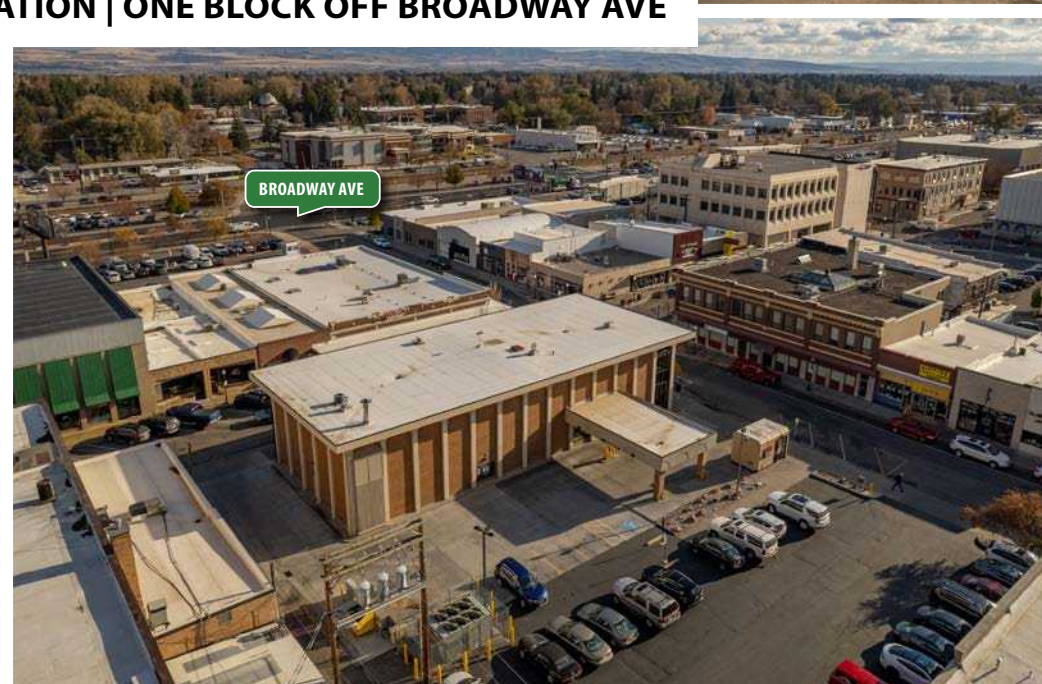
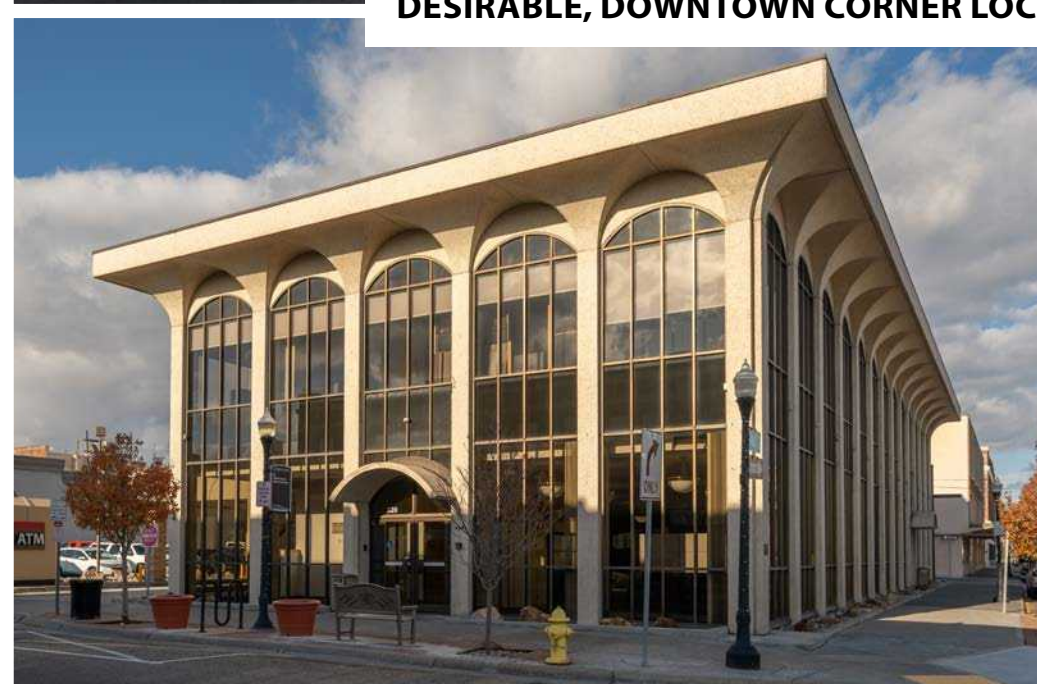
**BASEMENT LEVEL | 11,002 SF**

**TOK**COMMERCIAL.COM





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



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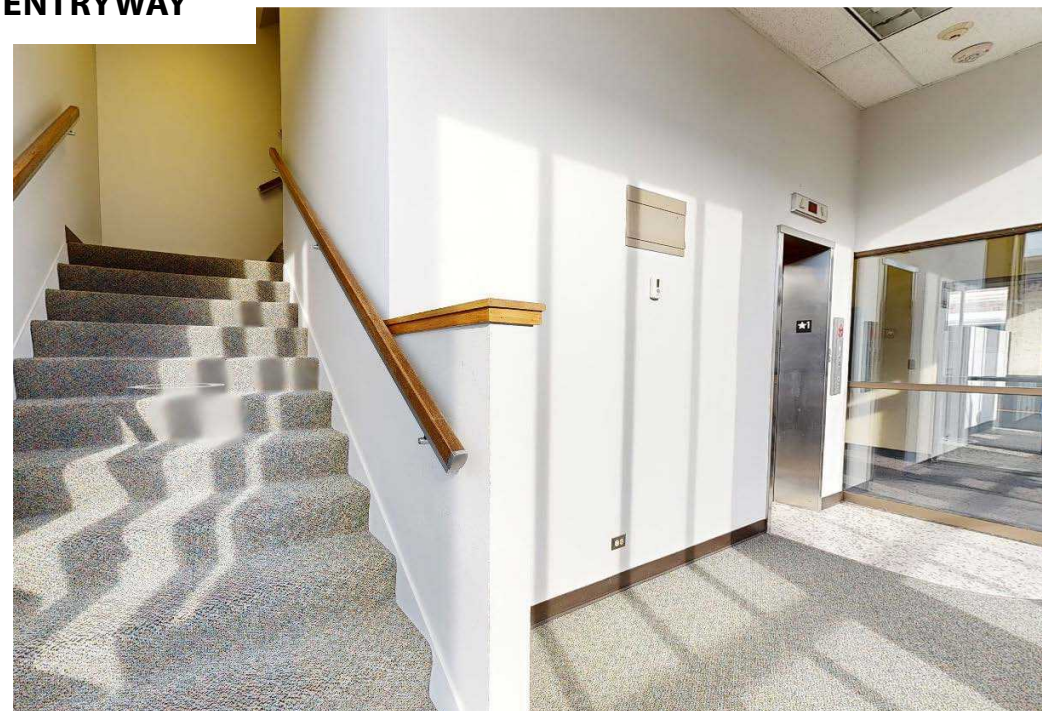
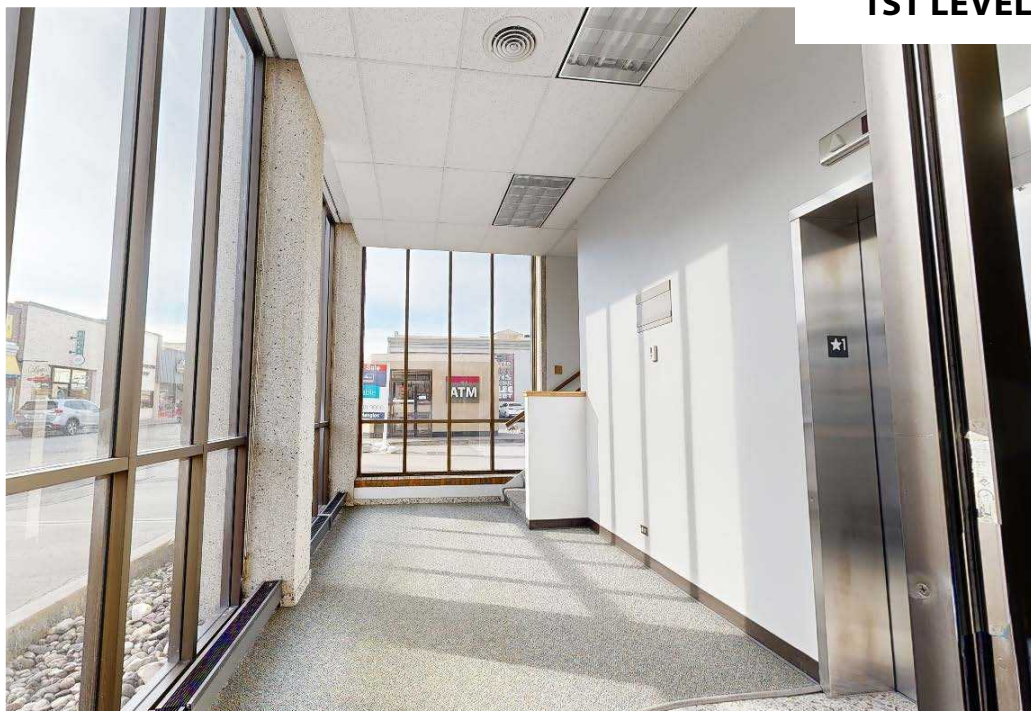
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**1ST LEVEL ENTRYWAY**



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**WALK-IN VAULT**



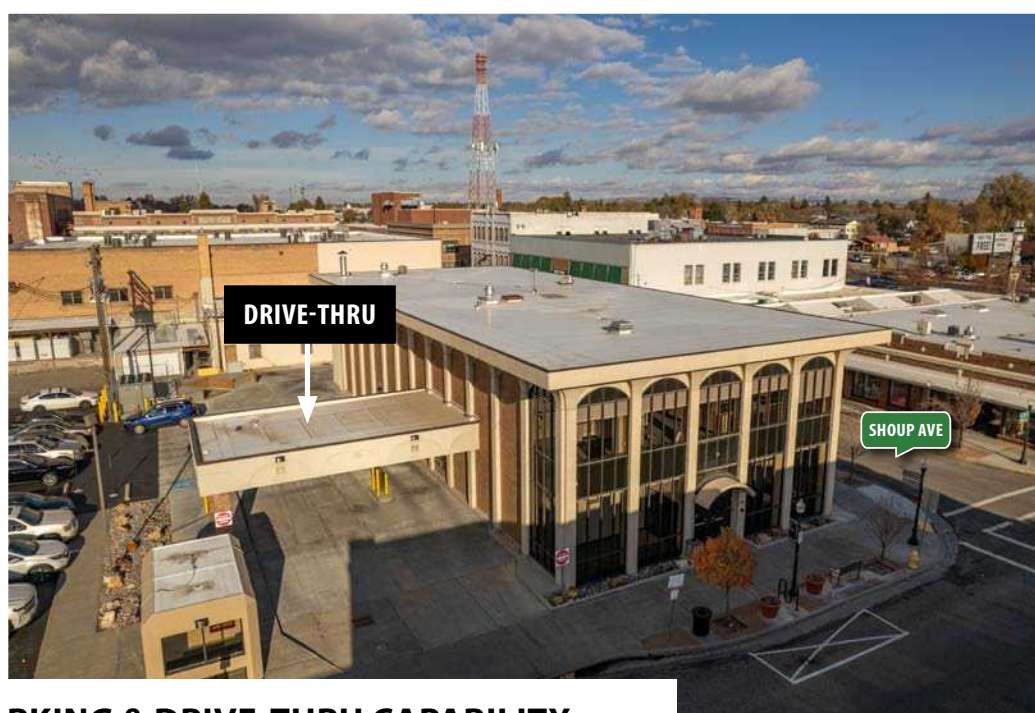
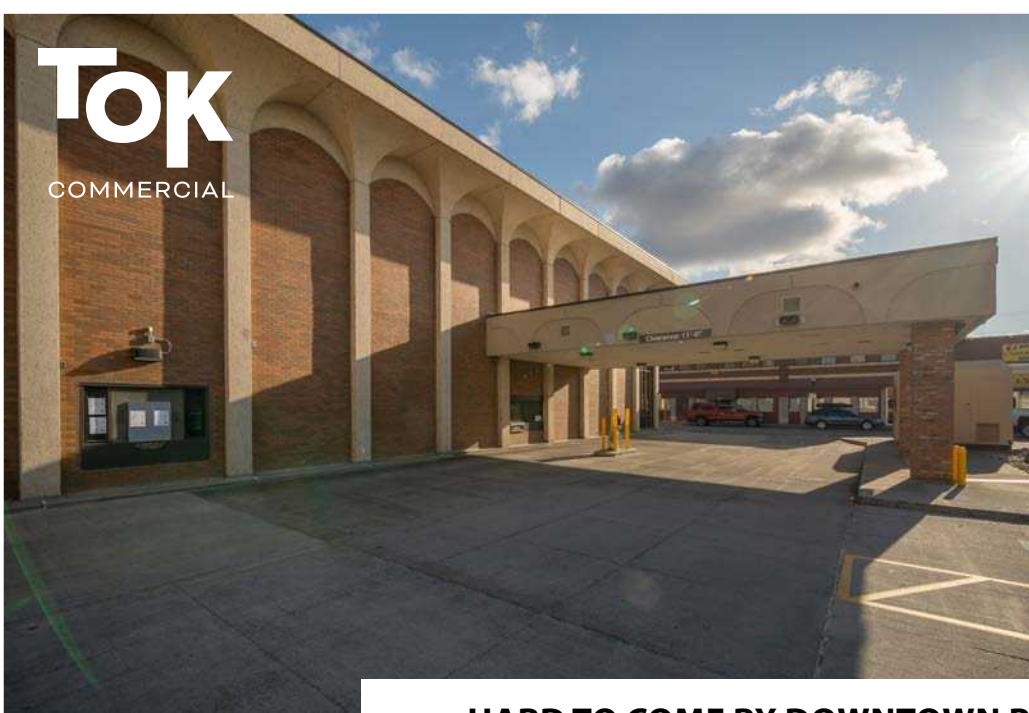
**1ST LEVEL | FORMER BANK**

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



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VPD 20,784  
BROADWAY AVE

SPRINGHILL  
SUITES<sup>®</sup>  
BY MARRIOTT

DOWNTOWN IDAHO FALLS



**SITE**

VPD 19,169  
NORTHGATE MILE

MUSEUM OF IDAHO

YELLOWSTONE HWY

**PROMINENTLY POSITIONED IN THE HEART OF IDAHO FALLS**