



273 Shoup Ave. W.
Twin Falls, Idaho

Tami Walker
+1 208 420 4601
tami.walker@colliers.com

Jerrika Gonzalez
+1 208 420 3189
jerrika.gonzalez@colliers.com



*Versatile Educational
or Multi-Use Facility*

Property Overview

Property Type	Office
Total Building Size	+- 14,780 SF
Land Size	0.92 Acres
Sale Price	\$3,500,000.00
Lease Rate	\$1.40 PSF
Lease Type	NNN
Parking	21+ Spaces
Available	Contact Agent



Key Highlights

- 9 fully equipped classrooms, each with 2 emergency exits for enhanced safety
- 11 total bathrooms: 7 of the classrooms have private bathrooms, 3 main bathrooms, and 1 in the upstairs studio apartment
- 4 private offices – ideal for administration or management
- 2 full kitchens and 2 laundry rooms to support daily operations
- Includes conference room and employee breakroom
- 21 dedicated parking spaces, with additional street parking available
- Multiple outdoor play areas, ideal for childcare, recreation, or events
- Fully fenced property for added security and privacy
- Equipped with a comprehensive security system
- Ideal for use as a school, daycare, community center, or professional office space
- Flexible terms available for qualified buyers or tenants
- Gym for recreation and exercise

Site Plan



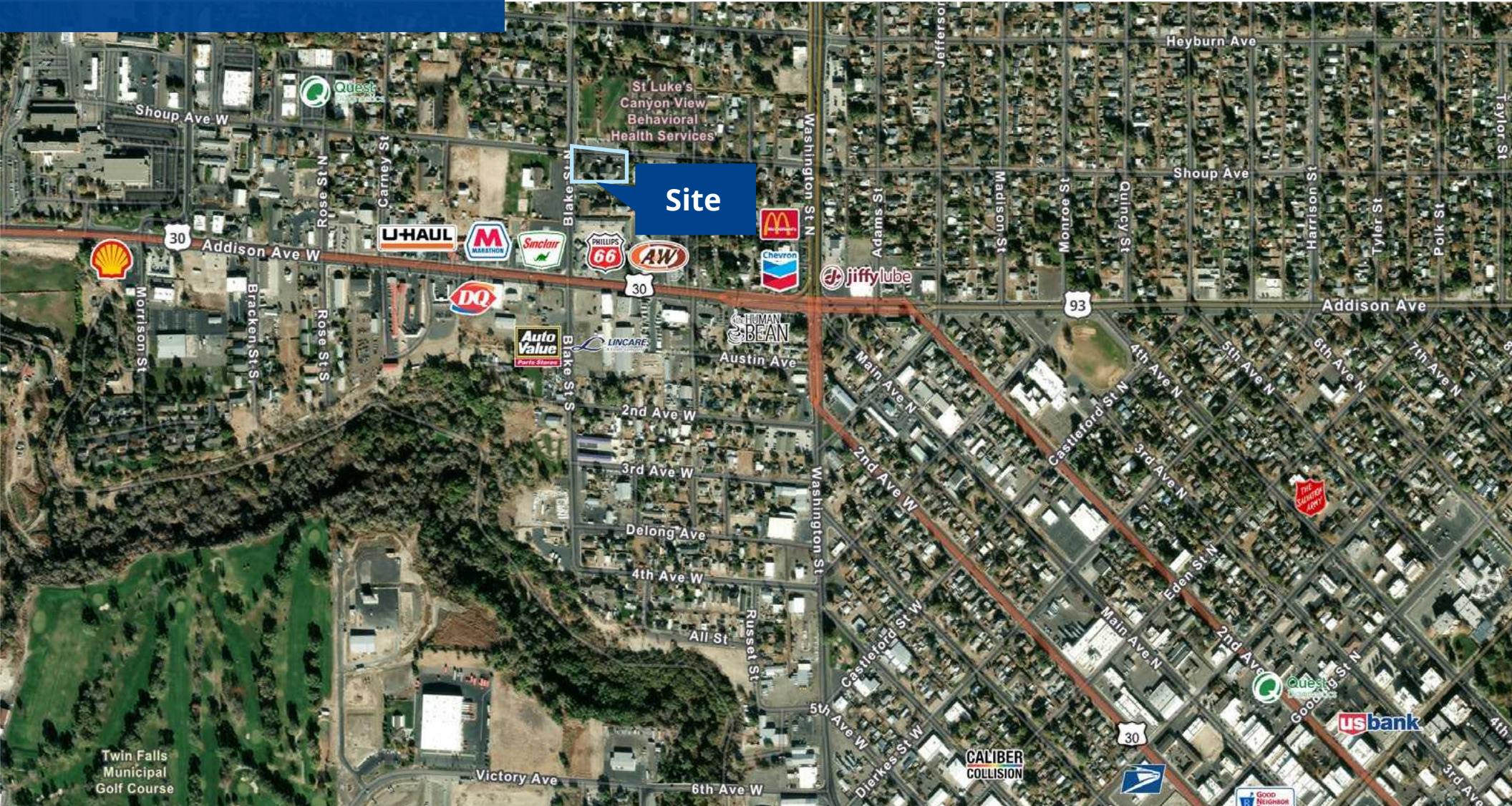
Photo Gallery



Location

[Google Map](#)

[Street View](#)



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205 Shoshone Street N, Suite 201
Twin Falls, Idaho 83301
+1 208 910 2006
colliers.com/idaho

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