

FOR SALE OR LEASE

3910-3950 S YELLOWSTONE



**MOUNTAIN WEST**  
COMMERCIAL REAL ESTATE

**DUSTIN MORTIMER**

[dmortimer@mtnwest.com](mailto:dmortimer@mtnwest.com)

direct 208.881.8348

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## PROPERTY DETAILS

3910 S YELLOWSTONE HWY., IDAHO FALLS, ID 83402

- Sales price: \$3,699,000 (Total)
- Building Size: ±87,206 (Total)
- Lot size: 4.02 Acres
- Lease rate: \$10/SF/FLSV
- Zoning: R-2
- Close proximity to I-15 and downtown Idaho Falls
- High visibility
- Hard to find office size and condition
- Investment or owner user opportunity
- OM available upon request

CLICK FOR  
VIRTUAL TOUR

## 2023 DEMOS



### EST. POPULATION

1 MILE » 1,768  
3 MILE » 39,063  
5 MILE » 80,850



### EST. HOUSEHOLDS

1 MILE » 557  
3 MILE » 14,437  
5 MILE » 30,047



### EST. MEDIAN HH INCOME

1 MILE » \$104,351  
3 MILE » \$78,241  
5 MILE » \$69,731

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6549 S. 5th W.  
Idaho Falls, ID 83404  
Office 208.888.3404  
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# SITE PLAN

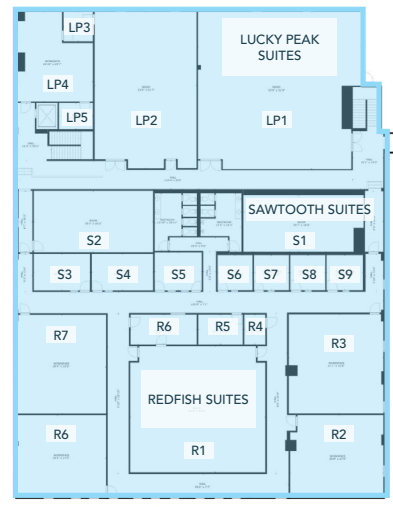


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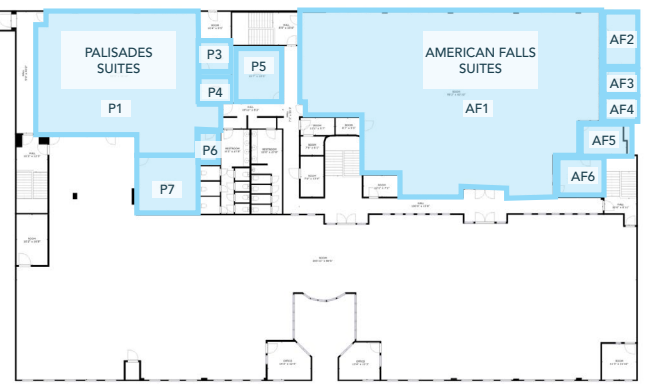
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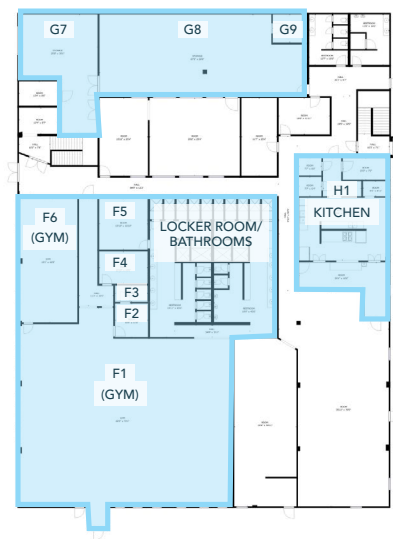
**3950**  
Upper Level



**3910**  
Upper Level



**3950**  
Main Level



**3910**  
Main Level



This statement with the information it contains is given with the understanding that all negotiations relating to the purchase, renting or leasing of the property described above shall be conducted through this office. The above information while not guaranteed has been secured from sources we believe to be reliable.

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BOMBARDIER AVE

S YELLOWSTONE HWY

26

18,500 ADT

PEDERSON ST

S HWY 26

PROFESS



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