FOR SALE OR LEASE





353 EAST LANDER STREET, POCATELLO, ID 83201

- Investment sale with leases in place
- Downtown office location with easy access to HWY 15
- Surrounded by retail, services, and more
- Fully furnished offices
- Ample parking
- Asking price: \$519,000
- Access to kitchen
- Utilities include gas, electric, and city services

- Available Suites:
 » Suite 201: \$575/mo/FLSV (440 SF)
 - » Suite 202: \$300/mo/FLSV (90 SF)
 - » Suite 204: \$300/mo FLSV (126 SF)
 - » Suite 205: \$325/mo/FLSV (135 SF)
 - » Suite 206: \$500/mo/FLSV (322 SF)

2023 DEMOS
EST. POPULATION 1 MILE » 12,887 3 MILE » 62,237 5 MILE » 74,150
EST. HOUSEHOLDS 1 MILE » 5,127 3 MILE » 24,194 5 MILE » 28,211
EST. AVERAGE HH INCOME 1 MILE » \$69,263 3 MILE » \$84,637 5 MILE » \$86,404



DUSTIN MORTIMER

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FULL SERVICE Commercial real estate

6549 South 5th West Idaho Falls, ID 83404 Office 208.888.3404 www.mtnwest.com

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.







DUSTIN MORTIMER

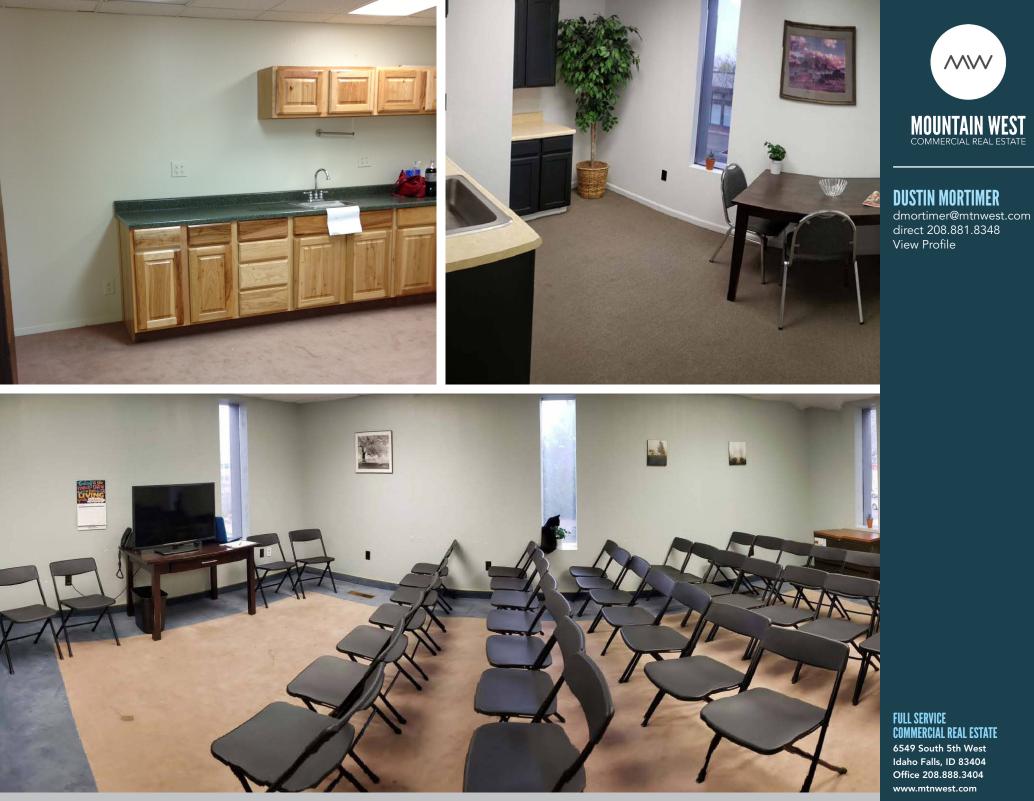
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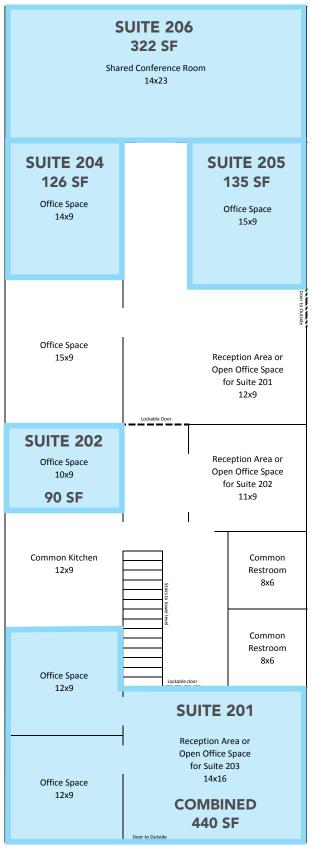
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SECOND FLOOR





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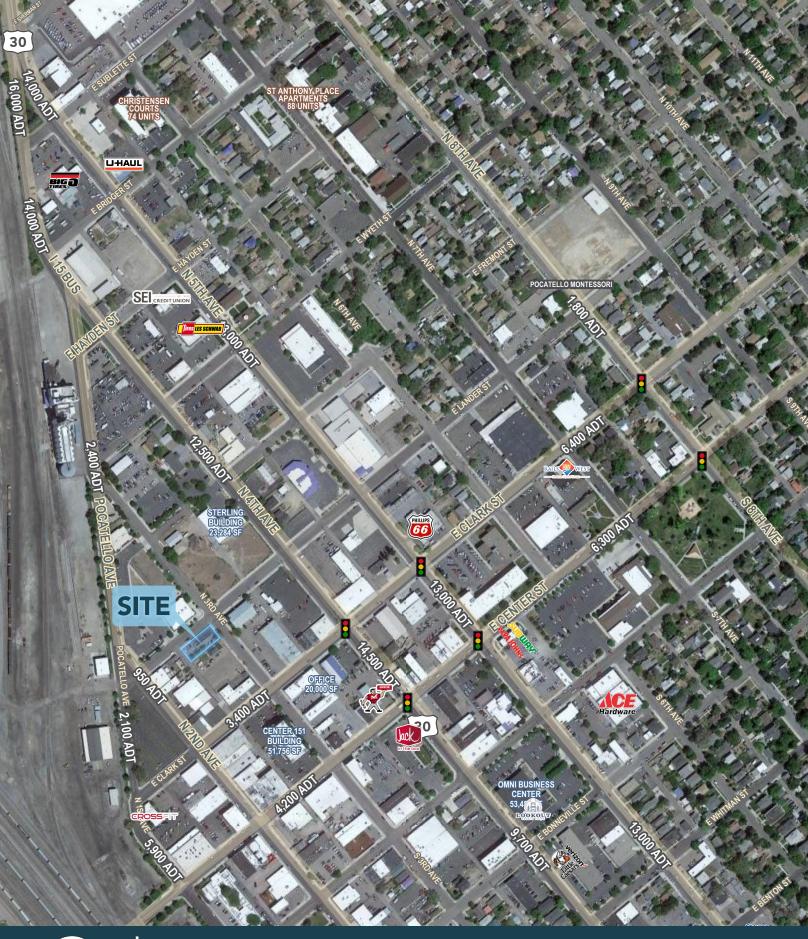
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