

FOR SALE OR LEASE

DOWNTOWN POCATELLO OFFICE



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

DUSTIN MORTIMER

dmortimer@mntwest.com

direct 208.881.8348

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PROPERTY DETAILS

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

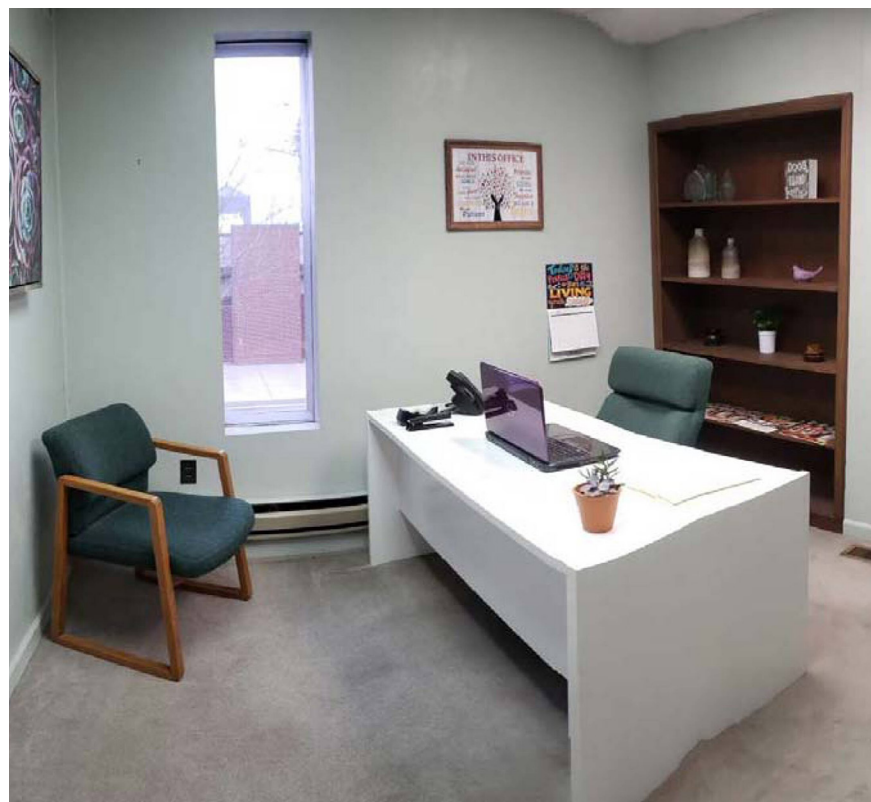
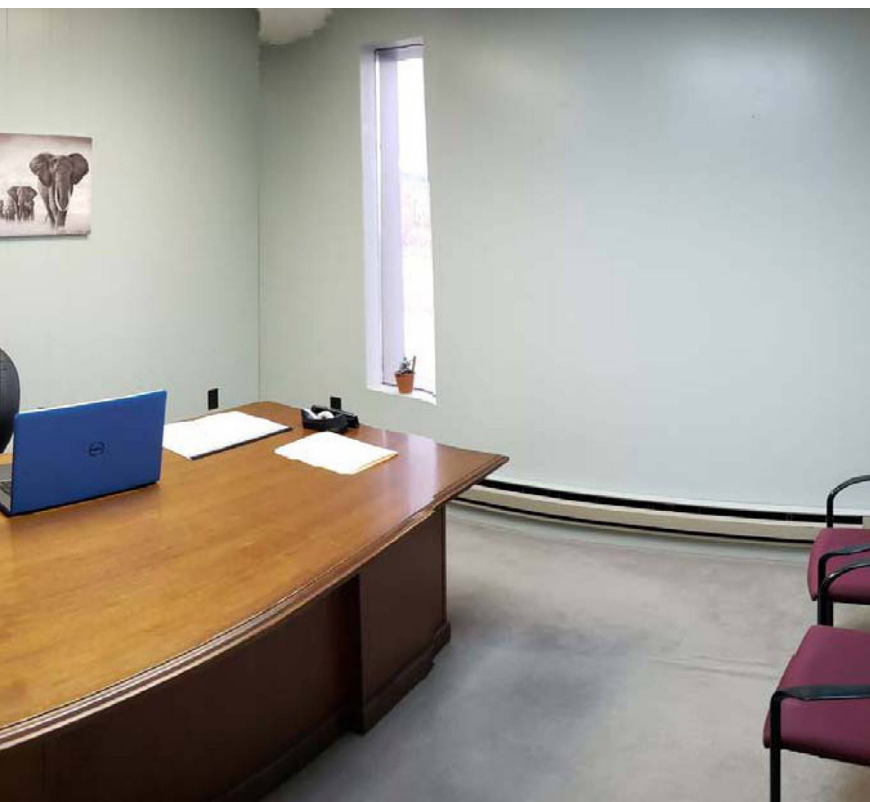
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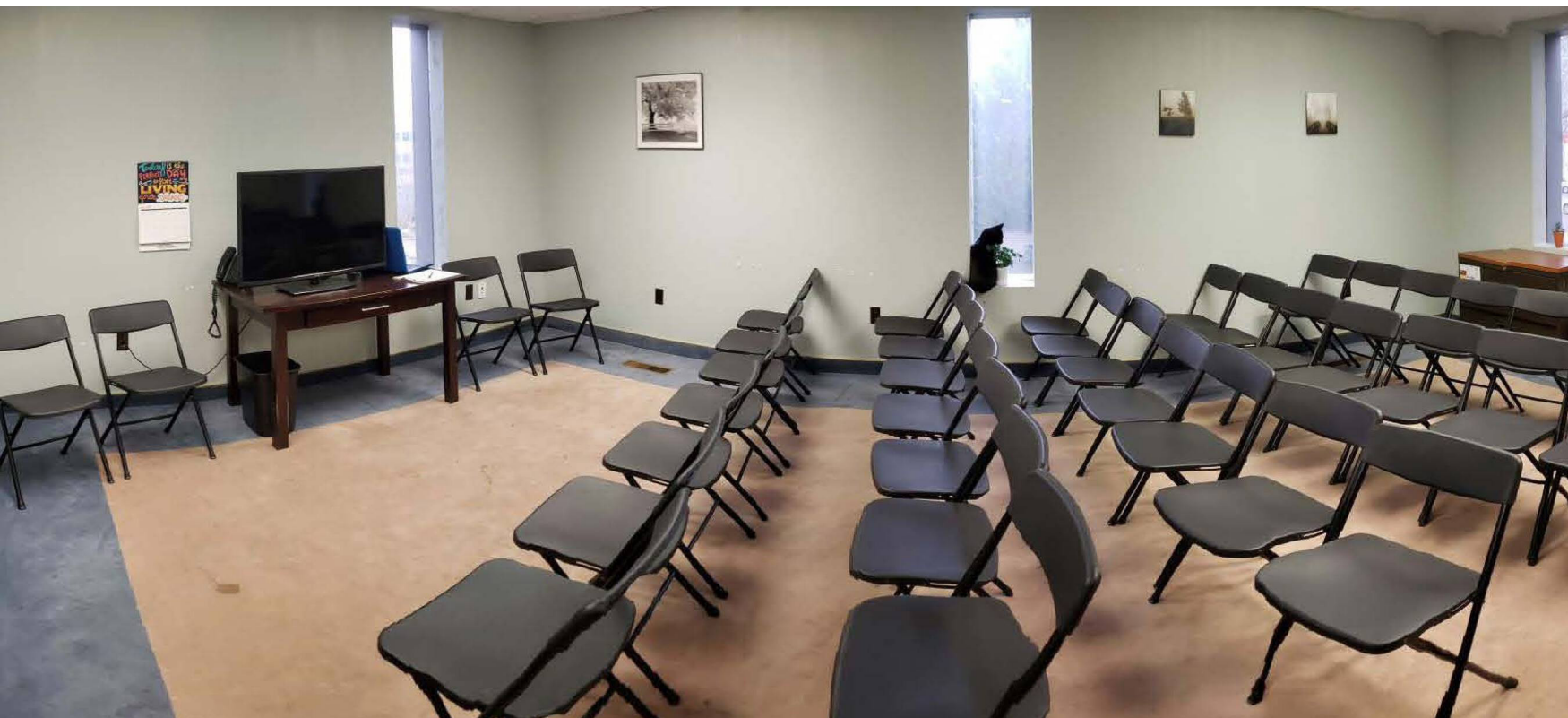
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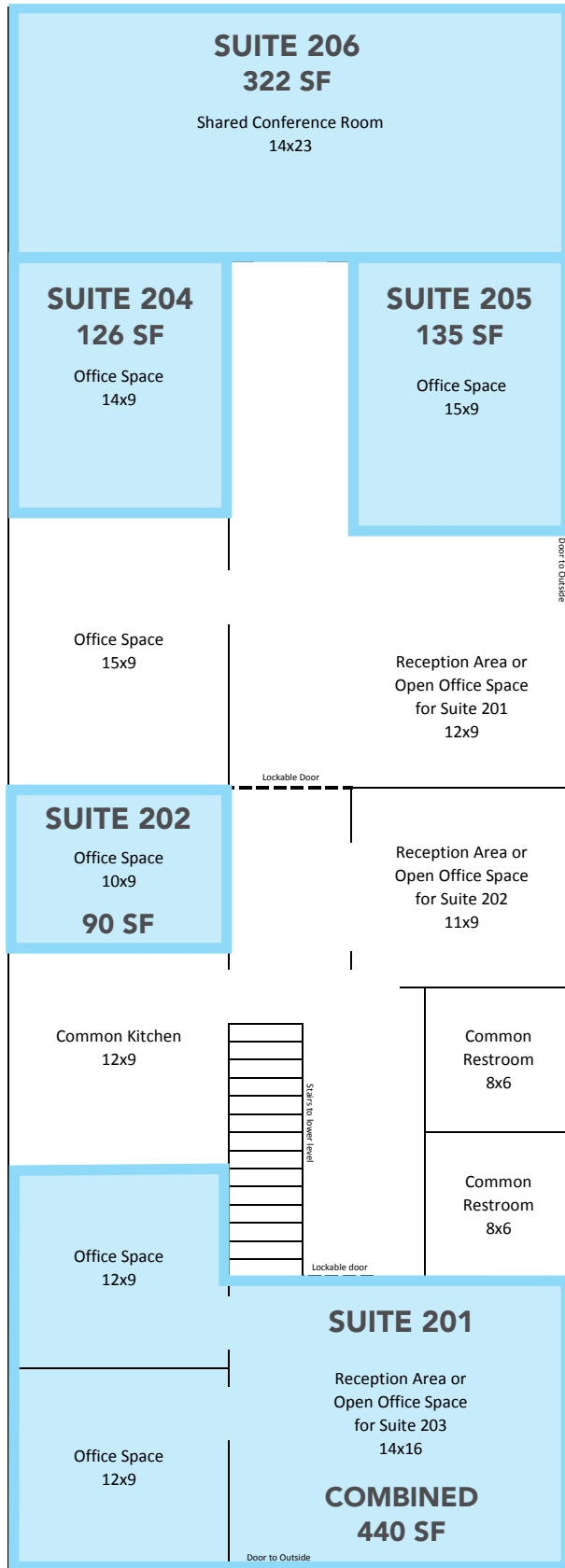
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SECOND FLOOR



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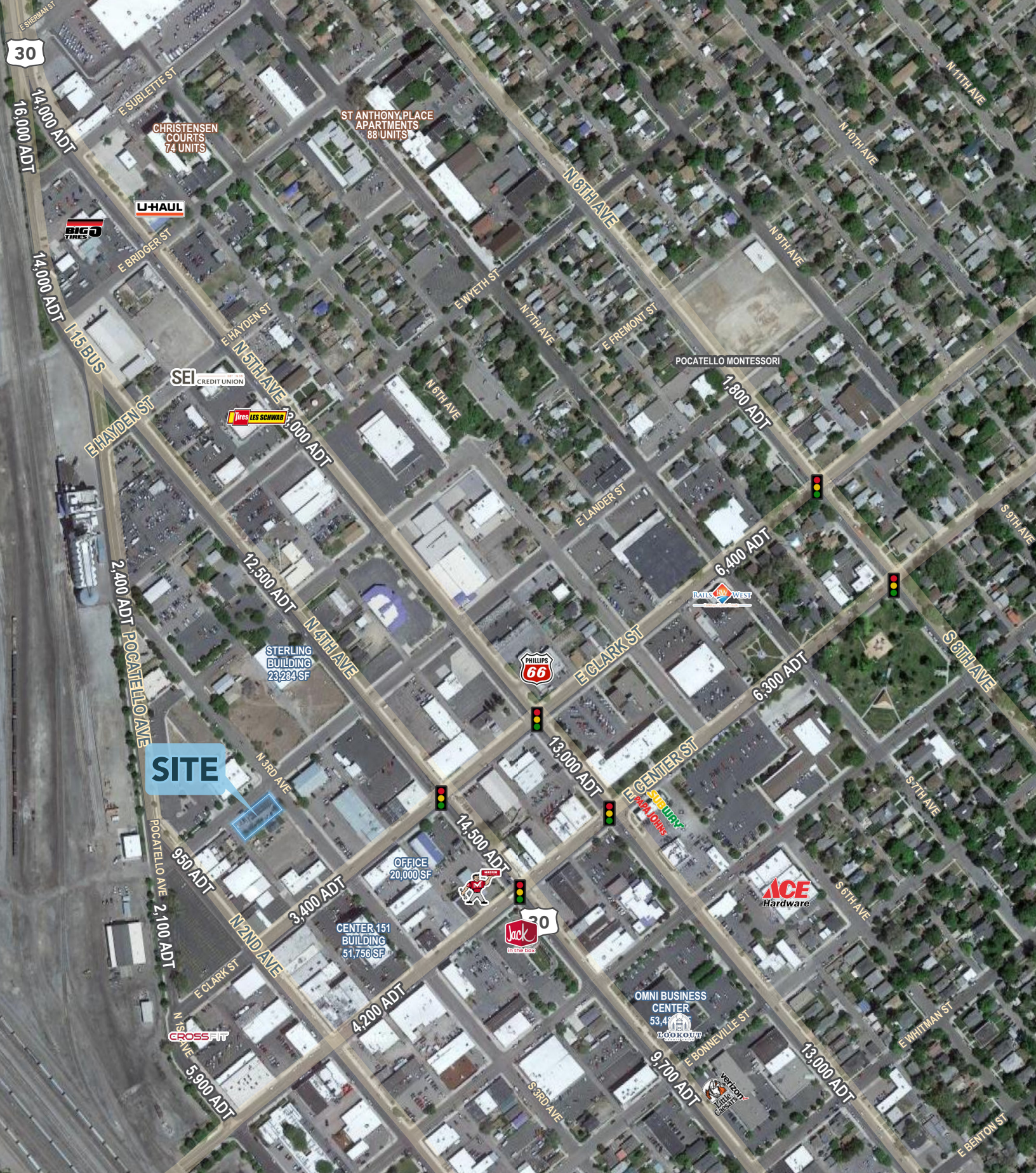
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