

For Sale

245 Yellowstone Ave.

Pocatello, ID 83201

**NAI**Select



#### AVAILABLE PROPERTY

<b>Location</b>	I-86 exit #61, S on Yellowstone Ave, 1/4 mile south
<b>Building Size</b>	2,800 SF
<b>Lot Size</b>	0.35 Acres
<b>Sale Price</b>	\$525,000

#### SITE INFORMATION

- Retail/Office building in busy retail corridor
- Owner/User opportunity
- Current tenant on month-to-month lease
- Near Idaho State University campus
- Traffic Counts: ±21,888 (2015)

#### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households	4,778	21,506	32,447
Total Population	10,977	54,701	85,827
Average HH Income	\$39,973	\$48,144	\$52,763



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5531 N. Glenwood St.,  
Boise, ID 83714  
208-229-2020

**Mike Erkmann, CCIM**

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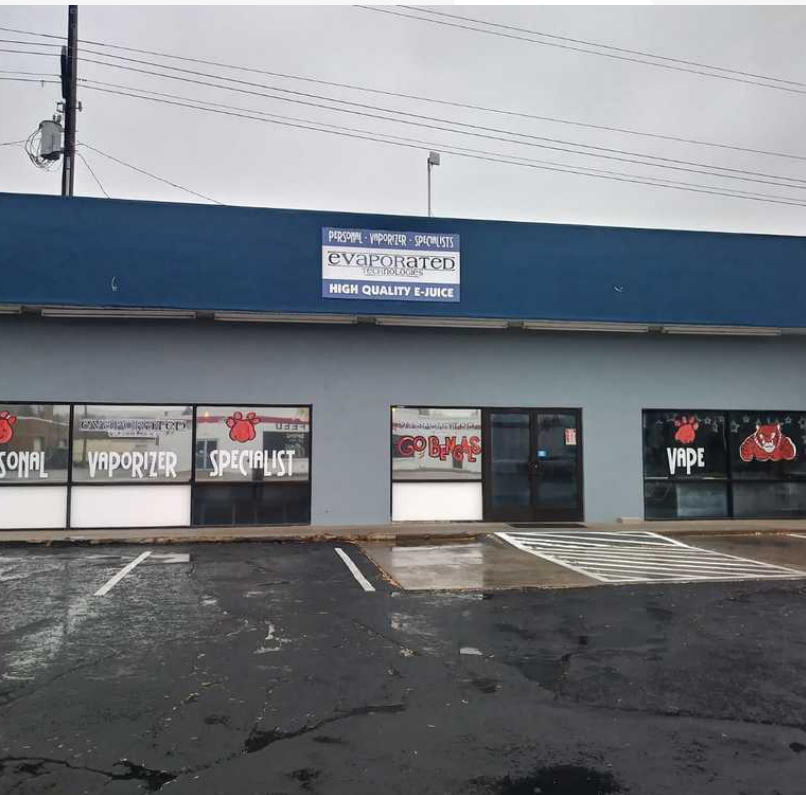
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# Retail Property

2,800 SF | \$525,000



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