

**FOR SALE  
OR LEASE**

**332 NORTH 5TH AVENUE**  
5TH AVE & FREEMONT ST | POCA TELLO, ID

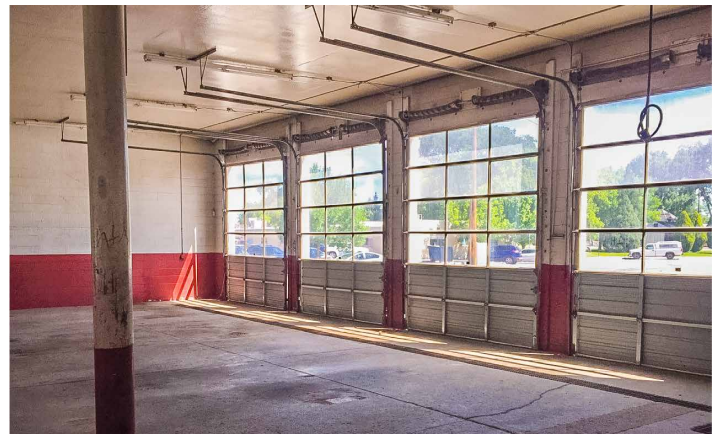


## PROPERTY INFORMATION

Property Type:	Retail/Light Industrial
Building Size:	±14,850 SF
Land Size:	0.72 Acres
Doors:	4 — 12' overhead drive-in doors
Sale Price:	\$695,000
Lease Rate:	\$60,000 /year NNN

## HIGHLIGHTS

- » Hard corner in Downtown Pocatello
- » HVAC and fire suppression systems
- » Located within the University District
- » High traffic location, only 1.3 miles to Interstate 15
- » Adjacent to Fuel and Convenience Store, Advanced Auto Parts, Bannock County Courthouse, Idaho Dept. of Labor, Albertson's Grocery and more



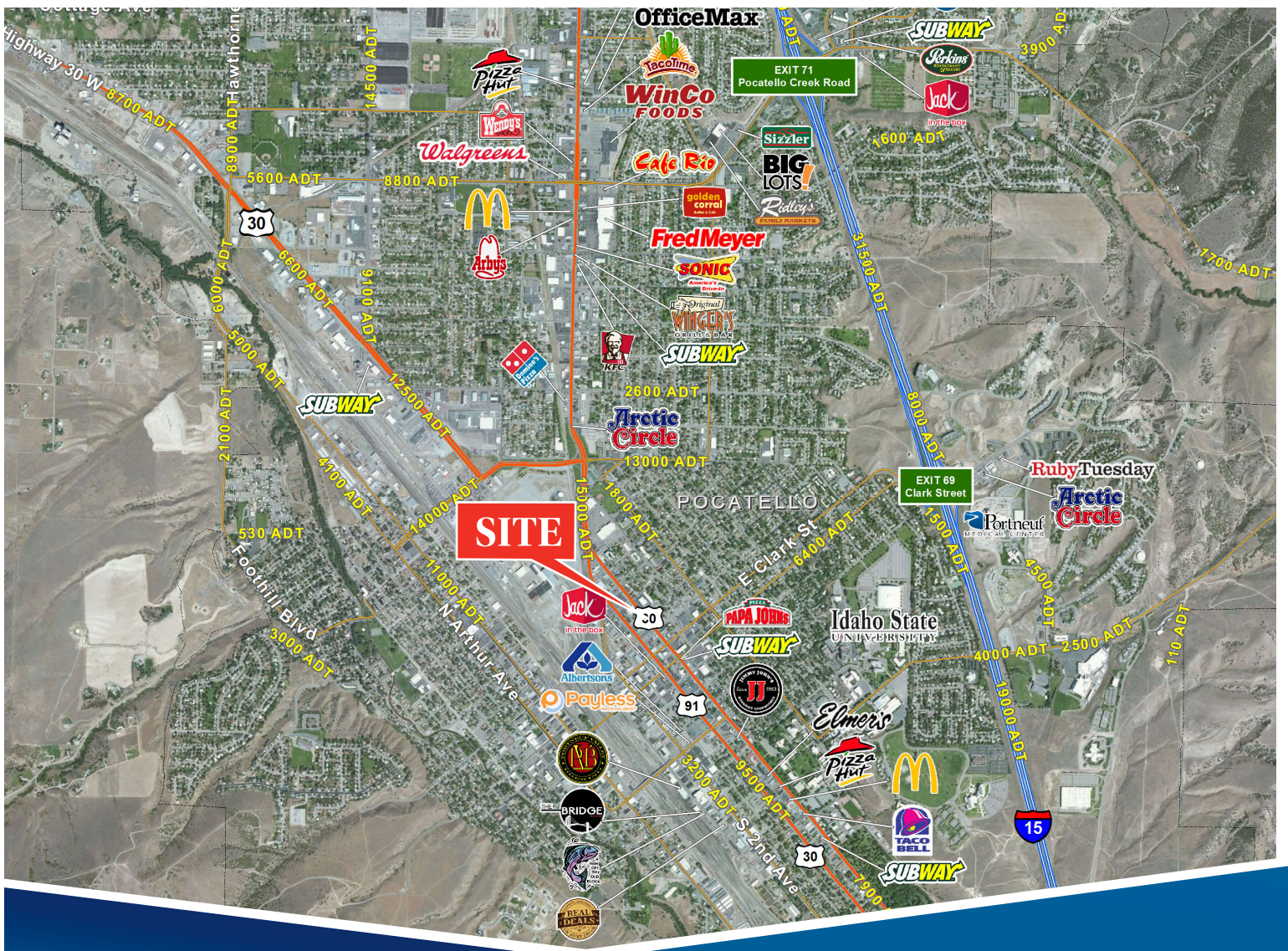
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